

<b>APPLICATION NUMBER</b>		24/00886/FUL	
<b>SITE ADDRESS:</b>		Arc Leisure Centre, Bakewell Road, Matlock, DE4 3AZ	
<b>DESCRIPTION OF DEVELOPMENT</b>		Proposed installation of 3no. air source heat pumps and 563no. solar PV panels	
<b>CASE OFFICER</b>	G Huffen	<b>APPLICANT</b>	Celine Stretton - Derbyshire Dales District Council
<b>PARISH/ WARD</b>	Matlock Town Matlock West	<b>AGENT</b>	N/A
<b>WARD MEMBER(S)</b>	Cllr M Burfoot Cllr S Burfoot Cllr S Wain	<b>DETERMINATION TARGET</b>	15 <sup>th</sup> November 2024
<b>REASON FOR DETERMINATION BY COMMITTEE</b>	Council development	<b>REASON FOR SITE VISIT (IF APPLICABLE)</b>	N/A

<b>MATERIAL PLANNING ISSUES</b>
<ul style="list-style-type: none"> <li>- The principle of the development.</li> <li>- The impact of the works upon the character and appearance of the building and wider area.</li> <li>- Impact on neighbour amenity.</li> <li>- Flooding.</li> </ul>

<b>RECOMMENDATION</b>
<ul style="list-style-type: none"> <li>- The decarbonisation proposals are acceptable in principle in accordance with Policy S1, S3, PD1, PD7 and PD8 of the Local Plan and with guidance contained within the Climate Change Supplementary Planning Document (2021).</li> <li>- The proposed development is not considered to have any significant impact on the character of the building or surrounding area.</li> <li>- The proposed development is not considered to result in any unacceptable impact on future occupiers or occupiers of neighbouring properties.</li> <li>- The proposed development is not considered to increase flood risk in the area.</li> </ul> <p>Overall, it is considered that the proposal complies with all relevant policies of the development plan and it is therefore recommended that authority be delegated to the Development Manager or Principal Planning Officer to grant planning permission, subject to conditions detailed in Section 8 of this report.</p>

## 1.0 THE SITE AND SURROUNDINGS

- 1.1 The Arc is a Leisure Centre complex constructed in 2011 and located off Bakewell Road, Matlock. The centre and its associated car parking is built on a sloping site which slopes upwards from Bakewell Road towards Morledge to the north and Hurds Hollow to the east.
- 1.2 The site is located within the Matlock Settlement Boundary.



## 2.0 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought for the installation of 563no. solar PV panels to the roofs of the building and the installation of a 3no. air source heat pumps to improve the energy efficiency of the site which is currently heated by 3no. gas boilers. The proposals will replace the gas boilers with heat pumps as the secondary heat source after the combined heat and power plant (CHP) provides baseload. Installation of 258kWp solar PV system (563 panels on sports hall roof) will mitigate against the increased electricity use.
- 2.2 The air source heat pumps are to be mounted on strip foundations within the acoustic enclosure to the north side of the building adjacent to the disabled parking bays and bicycle rack.
- 2.3 The solar panels are to be installed to the whole roof area of the leisure centre to maximise output. They will be arranged in 8 arrays altogether 4 arrays to each roof.

### 3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

#### 3.1 Adopted Derbyshire Dales Local Plan 2017

- S1 Sustainable Development Principles
- S3 Development within Defined Settlement Boundaries
- PD1 Design and Place Making
- PD7 Climate Change
- PD8 Flood Risk Management and Water Quality

#### 3.2 Other

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Climate Change Supplementary Planning Document 2021

### 4.0 RELEVANT PLANNING HISTORY

06/00082/FUL	Engineering operations comprising site drainage works	PERC	15/05/2006
06/00558/OUR	Provision of wet and dry leisure centre facility including associated car parking, landscaping and access road (outline) (renewal of 03/03/0209)	PERC	05/10/2006
09/00302/FUL	Provision of wet and dry leisure centre facility including associated car parking, access road, and landscaping, site remediation and ecological management works and re-profiling to existing football pitches	PERC	07/08/2009
10/00526/VCOND	Section 73 Application - Provision of wet and dry leisure centre facility including associated car parking, access road, landscaping, site remediation and ecological management works without compliance with Condition 27 of planning permission 09/00302/FUL	PERC	03/09/2010
03/03/0209	Provision of wet and dry leisure centre facility including associated car parking, landscaping and access road (outline)	A	19/09/2003

## 5.0 CONSULTATION RESPONSES

Consultee Name	Position	Date	Comments
Local Highways Authority (Derbyshire County Council)	No objection	15/10/2024	No comments on the application.
Matlock Town Council	No objection	25/10/2024	No objection.
DDDC Environmental Health	No objections	30/10/2024	No objections having undertaken a site visit and considered the Noise Impact Assessment submitted.

## 6.0 REPRESENTATIONS RECEIVED

None.

## 7.0 OFFICER APPRAISAL

7.1 The following material planning issues are relevant to this application:

- Principle of development
- Character
- Impact on neighbour amenity
- Flood Risk

### Principle of development

7.2 The site is located within Matlock, which is a first-tier settlement as set out in Policy S2 in the Local Plan. Policy S3 sets out that within defined settlement development boundaries, planning permission will be granted for development where the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located. Therefore, development in this location is supported in principle.

7.3 It should be added that Policy PD7 promotes a development strategy that seeks to mitigate global warming, adapts to climate change and respects our environmental limits. It goes on to state that this will be in achievement in part by supporting the installation of renewable energy sources provided that would not result in any significant adverse impact (either alone or cumulatively).

### Character

7.4 The air source heat pumps and solar panels are to be installed on a modern leisure building which sits in a fairly extensive plot. The heat pumps are to be located within an existing acoustic area to the north side of the building, so will have limited public views and impact on the character of the building. The solar panels to be installed to the curved front (west facing) roof (roof 1) will be more prominent, although they are afforded some screening by the Premier Inn hotel and its onsite landscaping to the west of the site. It is noted that the arrays have been designed to have uniform layouts, to appear as unobtrusive as possible, and would still allow for the curved nature of the roof to be appreciated. Overall, it is considered that the proposed development would not have any significant impact on the character of the building or wider area.

### Impact on neighbour amenity

- 7.5 The application is supported by a Sound Impact Assessment which assessed the potential noise impact of the proposed air source heat pumps on surrounding noise sensitive receptors.
- 7.6 As part of this assessment an environmental sound survey has been undertaken at the site between the 27/01/2023 to the 30/01/2023 to determine the background sound levels at the site which are representative of nearby noise receptors. This survey data was used alongside the published acoustic data for the proposed pumps, to assess the potential sound impact from the development on neighboring residential sensitive receptors. The context of the sound impact has been investigated based on the likelihood of operational scenarios occurring and the relative magnitude of sound levels during plant operation compared to existing ambient and background sound levels. Following consideration of the Rating levels together with contextual elements of the proposals, it is concluded that the noise impacts during the day and night from the proposals will be low.
- 7.7 The Sound Impact Assessment has been referred to the Council's Environmental Health Team for Assessment. Following consideration and a site visit Environmental Health have confirmed that they have no objections to the proposals.

### Flood Risk

- 7.8 The site is located within Flood Zone 2, meaning it has a medium probability of flooding from rivers and the sea.
- 7.9 Paragraph 174 of the NPPF states that applications for some minor development and changes of use should not be subject to the sequential or exception tests. Footnote 60 of the NPPF clarifies that minor development includes small non-residential extensions (with a footprint of less than 250sqm). In this case, the proposed development would primarily be attached to the roofs of the building. The air source heat pumps are also to be installed within an existing acoustic enclosure to the north side of the building and would not result in an increased footprint to the building.
- 7.10 Whilst it is noted that a site-specific flood risk assessment may normally be required, as the proposals related predominantly to the roofs of the building and would not result in an increase to the size of the building, it is not considered appropriate to request a flood risk assessment in this case, as the proposal will not result in any material impact on flood risk.

## **8.0 RECOMMENDATION**

- 8.1 That authority be delegated to the Development Manager or Principal Planning Officer to grant planning permission for the proposed development subject to the following conditions:

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason:

This is a statutory period which is specified in Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following plans:

01 - Site Location Plan, 1:1250 Scale (received 08.10.2024).

02 - Heat Pump drawing, Drawing No. 5212747-AR-AC-XX-DR-M-9000 (received 08.10.2024).

03 - Solar Photovoltaic drawing, Drawing No. 5212747-AR-AC-XX-DR-E-9000 (received 08.10.2024).

Reason:

For the avoidance of doubt and to establish the scope of the permission granted.

3. The air source heat pumps and solar panels hereby approved shall be removed within 1 month when no longer needed.

Reason:

To ensure that the development is removed when no longer required or functional to minimise the visual impact of the development upon the building and its setting in accordance with Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017).

## 8.2 NOTES TO APPLICANT

The Local Planning Authority considered the application as submitted to be acceptable. On this basis, there was no need to engage with the applicant in a positive and proactive manner to resolve any planning problems and permission was granted without negotiation.