

Planning Committee 14th March 2023

APPLICATION NUMBER		22/01299/FUL	
SITE ADDRESS:		Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN	
DESCRIPTION OF DEVELOPMENT		Installation of 3no. roof-mounted Air Source Heat Pumps, a buffer tank and associated acoustic fencing	
CASE OFFICER	Gina Huffen	APPLICANT	Mrs Joanna Hill
PARISH/TOWN	Matlock Town	AGENT	N/A
WARD MEMBER(S)	Councillor S Burfoot Councillor M Burfoot Councillor S Wain	DETERMINATION TARGET	15.03.2023
REASON FOR DETERMINATION BY COMMITTEE	The application relates to a building owned and occupied by Derbyshire Dales District Council	REASON FOR SITE VISIT (IF APPLICABLE)	No Site Visit

MATERIAL PLANNING ISSUES

- The principle of the development.
- The impact of the works upon the character and appearance of the building and the impact upon the wider Conservation Area.
- The impact on Residential Amenity.

RECOMMENDATION

That planning permission be granted subject to conditions.

1.0 THE SITE AND SURROUNDINGS

1.1 The application relates to the roof of the existing town hall building. The Town Hall dates from 1984 and incorporates parts of a former 19th Century Hydro establishment. It is a prominent building of stone construction located within the centre of Matlock and within the Matlock Bank Conservation Area.



2.0 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought for the installation of 3no. air source heat pumps, a buffer tank and associated acoustic fencing to the roof of the Town Hall. The heat pumps would be installed to the north-west facing section of the roof, facing towards the main inner open courtyard of the Town Hall and Edgefold Road.
- 2.2 The apparatus will be enclosed by acoustic fencing which will mainly 2m in height with one return section being higher at 3m.
- 2.3 When the application was initially submitted 2no. air source heat pumps were proposed, however following internal discussions the scheme was revised to propose 3no. pumps of a reduced size.
- 2.4 The application is supported by a Sound Impact Assessment which assesses the potential noise impact of the proposed air source heat pumps.

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
PD2 Protecting the Historic Environment
PD7 Climate Change
PD1 Design and Place Making

- 3.2 National Planning Policy Framework (2021)
National Planning Practice Guidance
Climate Change Supplementary Planning Document 2021

4.0 RELEVANT PLANNING HISTORY:

09/00754/FUL	Demolition of annex and change of use of land to create 12 no. car parking spaces	PERC	07/01/2010
09/00754/AMD	Non Material Amendment - Alteration to fire exit screen wall	PER	09/03/2011
16/00023/FUL	Replacement roof covering and rooflights and installation of solar panels	PERC	15/06/2016
1188/0856	DEMOLITION OF PART OF BUILDING WITHIN A CONSERVATION AREA	A	15/02/1989
1088/0800	EXTENSION TO OFFICES	A	16/12/1988

5.0 CONSULTATION RESPONSES

5.1 Matlock Town Council

No Objection.

5.2 Derbyshire County Council (Highways)

No Comment.

5.3 Derbyshire Dales District Council Design and Conservation Officer

“The Town Hall dates from 1984 and incorporated parts a former 19th century Hydro establishment. The 1984 parts are flat roofed with a low parapet and on the central section is a raised mansard roofed section with a plant room and roof access point. This is clad in the dark brown finished standing seam metal cladding to which other upper parts of the Town Hall are clad. The Town Hall is located within the Matlock Bank Conservation Area.

The proposed development is the installation on the flat roof, adjacent to the mansard roofed section, of 2no. air source heat pumps, a buffer tank and associated acoustic fencing. The proposed acoustic fencing (mainly 2.0m high with one return section being higher, 3m) will be of timber construction and is to enclose the apparatus and will be stained/painted in an opaque dark brown (to match the colour of the existing metal cladding). The apparatus is to be located on the north-west facing side of the mansard roof section - i.e. into the inner open courtyard of the main Town Hall building.

It is considered that the proposed location of the apparatus is relatively well concealed and that subject to the acoustic timber panels being painted/stained in an opaque colour that matches the colour of the metal cladding it will be adjacent to then the actual apparatus will be fully concealed and the screening element will be the only visible part of the scheme. It is concluded that, subject to this, the proposed development would not be harmful to the character and appearance of this part of the Conservation Area.”

5.4 Environmental Health (Derbyshire Dales)

No response to date

6.0 REPRESENTATIONS RECEIVED

6.1 No representations received to date.

7.0 OFFICER APPRAISAL

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

- Principle of development
- Impact on the character and appearance of the building and the wider Conservation Area
- Impact on amenity

Principle of Development

7.2 Policy PD7 of the adopted Local Plan (2017) promotes a development strategy that seeks to mitigate global warming and in doing so supports the installation of low-carbon energy sources provided it would not have a significant adverse impact (either alone or cumulatively), on landscape character, visual amenity, water quality and flood risk, the historic environment and heritage assets as well as their setting and biodiversity.

7.3 The installation of air source heat pumps to the Town Hall roof will not only improve the energy efficiency of a large building but also enable it to increase its renewable energy production as a means of mitigating the impacts of climate change. The proposed

development is acceptable in principle, therefore the key issues to consider are the impact upon the character and appearance of the building, the Conservation Area and amenity.

Impact on the character and appearance of the building and the wider Conservation Area

- 7.4 Policy PD2 states that the District Council will conserve heritage assets in a manner appropriate to their significance. The Town Hall is located within the Matlock Bank Conservation Area and incorporates part of a former 19th Century Hydro building. The proposed location of the heat pumps and fencing is relatively well concealed, and subject to the acoustic fencing being painted in an appropriate opaque colour matching the colour of the metal cladding of the adjacent plant room, the actual apparatus will be fully concealed and the screening element will be the only visible part of the scheme.
- 7.5 The development is to be sited in appropriate roof top position to the rear (north-west) of the Town Hall. The development therefore would not harm the character and appearance of the building and would conserve the significance of the Conservation Area in accordance with policy PD7.

Impact on Residential Amenity

- 7.6 The application is supported by a Sound Impact Assessment which assesses the potential noise impact of the proposed air source heat pumps on surrounding sound sensitive receptors.
- 7.7 As part of this assessment an environmental sound survey has been undertaken at a location representative of nearest residential dwellings (10 Imperial Road and 26 Bank Road) to establish the baseline sound climate in the vicinity. Noise mitigation methods have been incorporated into the proposal via the inclusion of acoustic fencing around the apparatus. The impact assessment states that noise levels will be below background noise levels during the day and at or below background at night. Therefore the application demonstrates that there would be a low noise impact upon neighbouring properties. Sound from the heat pumps may be audible in outside garden areas only at the quietest periods of the night when the amenity space of residential property is likely not to be in use.
- 7.8 The Sound Impact Assessment has been referred to the Council's Environmental Health Team for Assessment, and any comments will be updated at the meeting. Given the evidence submitted with the application the application does demonstrate that noise impact would be mitigated to low levels and that noise from the development would not harm the amenity of the area or neighbouring properties.

8.0 RECOMMENDATION

That planning permission be granted 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 approved shall not be carried out other than in accordance with the following approved plans and documents and subject to the following condition:

01 - Site Location Plan, 1:1250 Scale (received 18.11.2022)

02 - Amended Proposed Site Layout Plan, 1:500 Scale (received 31.01.2023)

03 - Amended Proposed Roof Top Plant and Fencing Layout, Drawing No. LE-023-22-100 Rev. B (received 30.01.2023)

04 - Amended Air Source Heat Pump Technical Specification, Daikin Technical Data Sheet (received 30.01.2023)

05 - Amended Buffer Tank Housing Detail (received 31.01.2023)

06 - Noise Attenuation Barrier Detail, Soundshield (received 30.01.2023)

07 - Heating System Supply Cable Proposal, LeisureEnergy (received 13.12.2022)

08 - Acoustic Screening Specifications, JCW Absorbent Sound Screen (received 21.11.2022)

09 - Amended ASHP Sound Impact Assessment (received 17.02.2023)

Reason:

For the avoidance of doubt and in the interests of the proper planning of the area.

3. The acoustic fencing shall be installed before the first use of the air source heat pumps hereby approved and thereafter shall be maintained throughout the lifetime of the development hereby approved.

Reason:

To minimise the visual impact of the development upon the building and its setting within the Matlock Bank Conservation Area in accordance with policies PD1 and PD2 of the Adopted Derbyshire Dales Local Plan (2017).

4. The acoustic fencing and buffer tank enclosure shall be painted in RAL 'Bronze Anolok 547' at the time of erection and thereafter shall be maintained throughout the lifetime of the development hereby approved.

Reason:

To minimise the visual impact of the development upon the building and its setting within the Matlock Bank Conservation Area in accordance with policies PD1 and PD2 of the Adopted Derbyshire Dales Local Plan (2017).

5. The air source heat pumps and associated equipment hereby approved shall be removed as soon as reasonably practicable 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 within the Matlock Bank Conservation Area in accordance with policies PD1 and PD2 of the Adopted Derbyshire Dales Local Plan (2017).

9.0 NOTES TO APPLICANT:

- 9.1 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.