MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/70369

DESCRIPTION/ ADDRESS	Installation of biomass boiler with flue to rear Sainsbury Supermarket Tollbar Way Hedge End Southampton SO30 2UH

SITE VISIT DATE	20/03/2012			
ARE PLANS ACCURATE?	x	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for the erection of a biomass boiler with flue. The boiler is located within an enclosed structure of 12.5m by 4m by 4m high. The flue will be 9.6m high and supported by post of 9.1m high. The structure will consist of a steel frame clad in steel sheets finished in grey. The unit will be enclosed within a fenced area and will be sited adjacent to a service hard. The application also shows a new door into the service hard area. Fuel will be delivered once a fortnight and will fed into the boiler upon delivery. Ash created will be disposed of once a month by an independent company visiting the site once a month.					
SITE AREA	14,522 sqm					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A					
TOPOGRAPHY	X	Level		Sloping …..		Other …
TREES	X	No		Yes, …..		
BOUNDARY TREATMENT		Belt of mature trees running along south eastern boundary				
SITE CHARACTERISTICS	Small area of land within site of Sainsbury's supermarket. The area in question sits between the rear elevation of the store and the brick wall enclosing yard area.					
CHARACTER OF LOCALITY	Sainsbury's building consists of a single storey retail building cream clad with projecting aluminium canopy and is located within a retail park comprising a number of retail units with associated parking area.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/70071	Single storey front extension to facilitate explore learning facility	Permit – 20/03/2012

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29221/049/00	Construction Of Two Exit Lobbies On West Elevation	Permit - 22/11/1999
Z/29221/004/00	Class A1 Retail Development And Restaurant With Associated	Permit - 08/07/1991

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	No objection
HEH	No objection
ENG	No objection
SUST	None received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Flood Zones 2 and 3

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011), 59.BE (Development Criteria), 101.T (Infrastructure Contributions), 147.OS (Public Open Space), 191.IN (Social Infrastructure).
Supplementary Planning Guidance: Biodiversity
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Environmentally Sustainable Development

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, nature conservation, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

v/a	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

n/a	See below		Other……

PLANNING OBLIGATION/CONSIDERATIONS

The proposed development will not create additional retail floorspace and no contribution is sought in this instance.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Principle

The site is located within the urban edge and within a retail park bound by a series of major roads and screened by mature vegetation. Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes. Subject to the application meeting the relevant local plan policies the proposed development will in principal be acceptable. Relevant local plan policies are 29.ES (Industrial/commercial noise), 32.ES (Pollution control), 34.ES (Energy) and 38.ES (Renewable Energy).

Layout and design

An existing portacabin will be removed as will small areas of landscaping. The biomass structure and enclosure will be located to the rear of the store, adjacent to a yard area for functional purposes therefore this would appear to be a practical location. The design is functional but would be appropriate in respect of its location to the rear of the store.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Street scene and character of the area

The boiler is fully contained within a larger steel structure finished in grey. The boiler and its container will site within an enclosed area. The boiler will be closest to the south east boundary of the site which runs alongside a major road with a pedestrian bridge over. There will be a distance of over 40m from the edge of the enclosure as proposed to this boundary. This part of the boundary is subject to fairly wide landscape buffer comprising trees and is fairly well screened from the road however most of the structure will be hidden behind the wall surrounding the yard area. The boiler will include a flue and supporting mast. The flue will extend 0.98m above the roof of Sainsbury's. Although the flue is not intended to be painted for maintenance purposes, the minimal projection above the roof is such that it will not be visible except when viewed from the rear. It is noted there are already some white finished poles that project above the roof at the centre of the building where Sainsbury's connects to M &S. These are a design feature. It is therefore considered that the flue at the height proposed would not appear out of place. The impact upon the street scene as a result of the proposed structure will be minimal and not harmful. In light of the above noted points the development as proposed is not considered to harm the street scene or the character of the area which is that of retail parks.

Pollution

Supporting information has been submitted to show how what pollutants the development will generate and how these are dealt with. Much of the pollutants are negated within the boiler itself which is designed to address this issue in the most effective way. The supporting information states that CO, NOx and particulate will be produced as a result of burning the wood pellets. In respect of CO and NOx, these are recirculated into the chamber and the calming chamber within the boiler allows for the completion of combustion processes of the gases and reduces the level of emissions. A multi cyclone particulate collector also significantly reduces the extent of particle emissions. The biomass units are smokeless and odourless. The flue will allow the release of remaining gases at a high level not affecting air quality. The ash will be collected via a wheel bin system under the boiler that allows easy disposal of the ash collected once a month by an independent company. Environmental health has no objections and the application is considered acceptable in this respect and in keeping with policies 32.ES (Pollution control), 34.ES (Energy) and 38.ES (Renewable Energy) of the Eastleigh Borough Local Plan.

In terms of noise the structure will be subject to noise attenuation and supporting information has been provided which shows the breakout noise from the plant at 59dB (A) @ 2m from the plant post attenuation. The site and surrounding areas are not noise sensitive and the ambient noise level fairly high. Therefore the proposed development is not considered to be harmful and is considered to be in accordance with policy 29.ES of the Eastleigh Borough Local Plan.

Residential amenity

There are no residential properties nearby which would be affected by this development and as such the proposal is considered to be in accordance with policy 59.BE in this respect.

Highway matters

Fuel will be delivered by one vehicle per fortnight, with ash removal via transit taking place once a month during servicing. No objections are raised by highways in this respect.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than

in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The recommendation is to permit.