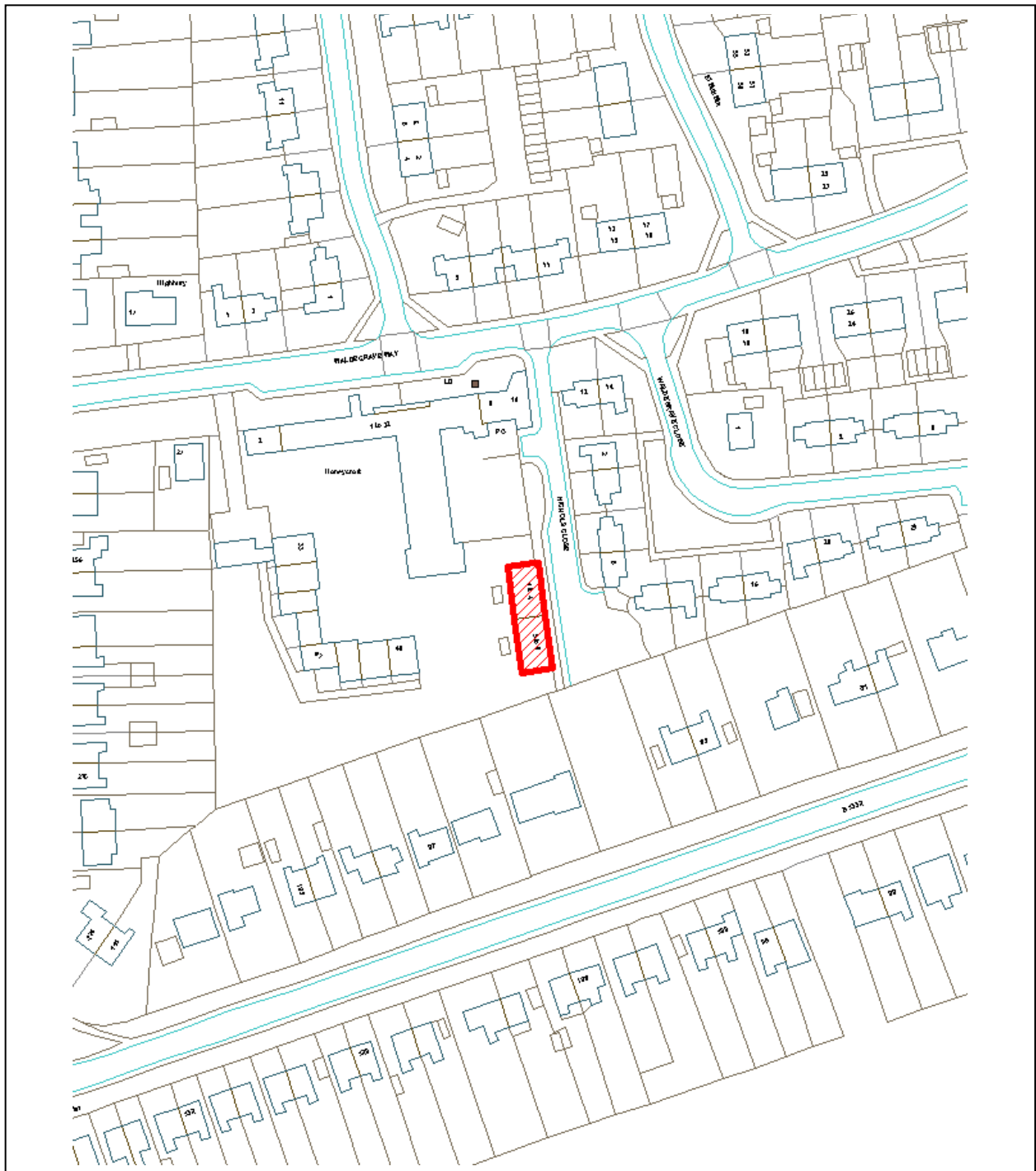


PLANNING COMMITTEE

4 March 2014

REPORT OF THE HEAD OF PLANNING

A.9 PLANNING APPLICATION - 14/00121/FUL – 1 - 8 NICHOLS CLOSE LAWFORD, MANNINGTREE, ESSEX, CO11 2DZ



DO NOT SCALE

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Application:	14/00121/FUL	Town / Parish: Lawford Parish Council
Applicant:	Tendring District Council - Miss Emma Picking	
Address:	1 - 8 Nichols Close Lawford Manningtree CO11 2DZ	
Development:	Upgrading of heating system.	

1. Executive Summary

- 1.1 This application is before members as Tendring District Council is the applicant and landowner.
- 1.2 The scheme involves the upgrading of the heating system to a block of 8 no. flats comprising of the installation of a new air source heating system.
- 1.3 Such improvements result in no material harm to either residential or visual amenity and are considered necessary in providing a more efficient heating system for residents.
- 1.4 The proposals are in accordance with the Development Plan.

Recommendation: Approve

Conditions:

1. Standard time limit for commencement – 3 years

2. Planning Policy

National Policy:

National Planning Policy Framework

Local Plan Policy:

Tendring District Local Plan 2007

QL9	Design of New Development
QL10	Designing New Development to Meet Functional Needs
QL11	Environmental Impacts and Compatibility of Uses
COM23	General Pollution

Tendring District Local Plan: Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

SD9	Design of New Development
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3. Relevant Planning History

- 3.1 None

4 Consultations

- 4.1 TDC Building Control – No comments to make.
- 4.2 TDC Environmental Health - These units are the same (or similar) to the units installed via ICE in Jaywick. No complaints have been received nor have any issues arisen. Consequently, this service has no comments to make on this application

5 Representations

- 5.1 Lawford Parish Council – No comments received at the time of writing. Any comments received will be reported verbally at the meeting.

6 Assessment

- 6.1 The main planning considerations are:
- Impact upon residential amenity
 - Impact upon visual amenity

Site Context

- 6.2 The application site supports a Council owned building comprising of 8 no. flats. The site is situated to the western side of Nicholls Close, south of the Post Office at Waldegrave Way. The site is surrounded by other residential properties but is well separated from those properties.

Proposal

- 6.3 This application seeks planning permission for the installation of an air source heating system upgrade at the building, with 8 units being installed externally at ground floor level to the rear (west) elevation of the building.

Background

- 6.4 TDC Life Opportunities advise that the proposed works have been pending for a while and that the existing heating at Nicholls is very old, inefficient and beyond economical repair. Different solutions have been investigated including gas connections etc. but the costs associated were considered prohibitive. It is advised that funding has been secured and that the funding was advertised through the energy savings trust for the renewable heat premium payment phase 2 for social housing. TDC Life Opportunities bid on behalf of the authority for funding to upgrade the heating at 57 Council owned addresses and were successful in achieving an award of £171,000, which will be used to contribute towards replacing existing heating systems with new air source heat pumps at properties located at the application site, Belmans Court, Dovercourt and 4 individual rural properties which all possess very old existing systems.

Assessment

- 6.5 The proposal represents the installation of modern technology with acknowledged benefits including lower running costs and high levels of efficiency. As such the principle for such development is acceptable. The key consideration is to the potential impact of the units on residential and visual amenity.

- 6.6 In this instance the proposed heating system will not result in any material harm to residential amenity in relation to occupants of the flats or nearby residents. Given the discrete siting of the units to the rear of the building there will not be any visual amenity concerns either. TDC Environmental Health raises no objection to the proposal.
- 6.7 Accordingly the application is considered to accord with planning policy.

Background Papers

None