

A02

F/TH/21/0705

PROPOSAL: Installation of floor mounted Air Source Heat Pump and protective surround to rear elevation of cafe

LOCATION: Ellington Park Ramsgate Kent CT11 9TL

WARD: Central Harbour

AGENT: Gareth Leggeat

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 23302A P02 Rev P2 and the manufacturers details received, 07 May 2021.

GROUND;

To secure the proper development of the area.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

SITE, LOCATION AND DESCRIPTION

The application site is located within the grounds of Ellington Park, close to the northern boundary of the park and Park Road and comprises a building currently under construction that was approved as part of application F/TH/18/0410. Specifically this application relates to the rear elevation of this building which is located on the northern side and to the south of the boundary wall adjacent to Park Road.

RELEVANT PLANNING HISTORY

F/TH/18/0410 - Erection of single storey amenity building including community cafe, kitchen and toilets. Granted 17 May 2018.

NM/TH/14/0638 - Application for non material amendment to planning permission F/TH/13/0287 to allow siting of 2No. Containers. Granted 10 October 2014.

F/TH/13/0287 - Temporary siting of a container unit for community and retail use. Granted 18 July 2013.

F/TH/12/0552 - Erection of single storey building following demolition of existing. Granted 06 September 2012.

F/TH/07/0921 - Erection of a single storey extension. Granted 18 September 2007.

F/TH/92/0241 - Erection of single storey side and rear extensions to bowls pavilion. Granted 20 May 1992.

F/TH/90/1190 - Erection of public conveniences. Granted 20 December 1990.

PROPOSED DEVELOPMENT

The proposed development is the installation of floor mounted air source heat pump and protective surround to the rear elevation of cafe.

The air source heat pump would be constructed from metal with fans and vents for air intake and discharge. The pump would be enclosed within a perforated metal cage.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP27 - Green Infrastructure
SP30 - Biodiversity
SP32 - Protection of Open Space and allotments
SP35 - Quality Development
SP37 - Climate Change
GI06 - Landscaping and Green Infrastructure
SE05 - Air Quality
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

No responses have been received.

CONSULTATIONS

TDC Environmental Health Officer - I have assessed the specification provided for the unit and do not have any comments to add for this application.

COMMENTS

This application is brought before members as the application has been made by Thanet District Council.

Principle

The site lies within Ellington Park which is defined protected open space under policy SP32 of the Thanet Local Plan. This policy states that "Proposals which would result in the loss of protected open space or allotments as shown on the policies map either through built development or a change of use will only be permitted if:

- 1) In relation to open space It is for an open recreation or tourism use and is of appropriate scale and design for its setting. Any related built development should be kept to the minimum necessary to support the open use, and be sensitively located; or
- 2) In relation to both open space and allotments there is an overriding a need for development that outweighs the need to protect the open space or allotment which cannot be located elsewhere. In this case provision of alternative open space or allotment of at least an equivalent size and quality must be provided in a suitable nearby location; or
- 3) an assessment has been undertaken which clearly shows that the open space or allotments are no longer required; and
- 4) In all cases, there would be no material harm to the contribution the protected open space makes to the visual or recreational amenity of the area.

New development that is permitted by virtue of this policy should make a positive contribution to the area in terms of siting, design, scale, use of materials and biodiversity."

This application relates to the extension and alteration of an amenity building that has recently been approved within the park. This building expands the facilities within the park and air source heat pumps are considered to be a sustainable way of heating the building. The impact of the development in terms of siting, design, scale, use of materials and biodiversity will be assessed below. The principle of development is therefore considered to be acceptable subject to all other material considerations.

Character and Appearance

The proposed air source heat pump and enclosure would be located on the rear elevation of the building close to an area that has been approved for bin storage. Views of the pump and enclosure could be obtained from the rear and west of the building, however, it would be set

at a low level and is considered to be typical of development seen at the rear of commercial buildings such as this.

Living Conditions

The proposed enclosure would measure 1.3m wide, 1.3m high and 0.6m deep and the air source heat pump would be located within this enclosure.

The closest residential property is located on the northern side of Park Road which is a busy main road. Whilst there would be some noise associated with the operation of the pump, given the approved building, the nearby main road and the separation to the closest neighbouring dwelling this is not considered to result in significant noise and disturbance.

Given the location and scale of the proposed development it is not considered to result in any significant harm to the living amenity of the neighbouring residential property occupiers.

Transportation

The proposed development is located away from the boundary of the site with the highway and does not increase the floor space of the approved building. It is therefore considered that the proposed development would have no significant impact upon demand for on street parking or harm to highway safety.

Biodiversity

The proposed air source heat pump and enclosure would be located at the rear of the approved building and within an area that was previously hard surfaced. Whilst there would be some noise associated with the operation of the pump, given the approved building and the nearby main road this is not considered to result in significant harm to biodiversity.

Conclusion

Given the scale and location of the proposed air source heat pump and enclosure this development is considered to be of appropriate scale and design for its setting, sensitively location would support the use of the open space in conjunction with the approved building without resulting in any significant harm to the character and appearance of the area, the living conditions of nearby residential property occupiers, highway safety and biodiversity.

Case Officer

Duncan Fitt

TITLE:

F/TH/21/0705

Project

Ellington Park Ramsgate Kent CT11 9TL

