

A03

F/TH/21/1174

PROPOSAL: Installation of a UKPN cabinet

LOCATION: Kent Innovation Centre Thanet Reach Business Park
Millennium Way Broadstairs Kent

WARD: St Peters

AGENT: No agent

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 KIC-IWD-XX-XX-DR-A-2520 Rev P01 received on the 22nd July 2021 and KIC-IWD-XX-XX-DR-A-2205 Rev P02 received 29th July 2021. Notwithstanding the above, this consent does not cover the air source heat pumps shown on drawing KIC-IWD-XX-XX-DR-A-2205 Rev P02.

GROUND;

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

Kent Innovation Centre is an established complex which offers support and office and meeting space for small companies and start up businesses. It is adjacent to the former Broadstairs campus for Canterbury Christ Church University Campus in Broadstairs (to the north) with residential development opposite the site in Northwood Road (to the east), and commercial units to the west and south.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

This application originally sought planning consent for the installation of 6no. Roof mounted air source heat pumps together with associated cabinets. Following concerns raised by the Council's Environmental Health Team about noise generation from the air source heat pumps, these have now been removed from the application.

The application now seeks consent for a stand alone electrical cabinet with a small hard surfaced pathway to allow access to it. The proposed cabinet would be some 2.15m in height, 2m long and 1m wide.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP04 - Economic Growth
SP05 - Land allocated for Economic Development
SP12 - Broadstairs
SP35 - Quality Development
SP43 - Safe and Sustainable Travel
SP44 - Accessible Locations
E01 - Retention of Existing Employment Sites
QD01 - Sustainable Design
QD02 - General Design Principles
QD02 - Living Conditions
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

Broadstairs and St Peters Neighbourhood Plan 2021:

Policy BSP9: Design in Broadstairs & St. Peter's

NOTIFICATIONS

Letters were sent to adjoining occupiers and a site notice posted close to the site. No representations have been received.

Broadstairs Town Council: No comment.

CONSULTATIONS

Environmental Health: "Thank you for consulting Environmental Health on the application for the 'Installation of 6No roof mounted air source heat pumps together with associated cabinet'

Having reviewed the technical spec, the pumps will have a combined sound pressure output of 65dB which of operating late evening and at night has the potential to disturb nearby residents. The nearest bedroom window is 60 m away and therefore noise levels of 45dB are likely. With windows open for ventilation this will exceed guideline levels by 5dB.

Can the applicant please consider noise control / mitigation to reduce the noise to acceptable criteria."

COMMENTS

This application is reported to Planning Committee as Thanet Council is the applicant.

Principle

Thanet Reach Business Park is an established employment area and the proposed development would help facilitate the continuation of such uses on the site by ensuring adequate electricity supply). Given this, there is no in principle objection to this proposal.

Character and Appearance

Paragraph 130 of the NPPF states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible. Policy SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design. Policy QD01 relates to sustainable design and sets out that all new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gasses and have resilience to function in a changing climate. Policy QD02 is a general design policy and sets out that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases.

The proposed cabinet would be located adjacent to Millennium way within a landscaped area adjacent to the 3storey KIC building. The proposed cabinet is small, functional in design and would be seen against the existing built form that exists on the site. Given this, it is not considered that there would be any adverse impact on the character or appearance of the area from the proposed development, due to its unobtrusive design and small scale.

Living Conditions

Paragraph 119 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Policy QD03 of the Local Plan deals specifically with living conditions. This policy states that all new development should:

- 1) Be compatible with neighbouring buildings and spaces and not lead to unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.
- 2) Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04.
- 3) Residential development should include the provision of private or shared external amenity space/play space, where possible.
- 4) Provide for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass.

As stated above, there are residential properties to the east of the application site on the opposite side of Northwood Road and some student accommodation associated with the Canterbury Christchurch University campus. Whilst the air source heat pumps, which were originally part of this application raised concerns from Environmental Health about noise generation, no concerns were raised about the proposed stand alone cabinet. The proposed cabinet is similar to those found on many developments including residential housing estates and given its small size, design and proposed location it is not considered that there would be any adverse impact on the residential amenities of surrounding occupiers from the installation of the proposed cabinet.

Transportation

The site is located in a highly sustainable location it is also noted that developments such as that proposed require limited maintenance bar a periodic check. The development will not result in the loss of any parking for vehicles. It is, therefore, not considered that the proposed development creates vehicular movement which would have any adverse impact on highway safety or parking.

Conclusion

This application seeks consent for the erection of a stand alone electrical cabinet to serve the Kent Innovation Centre. There is no in principle objection to the proposed cabinet and given its small scale, functional design and location, it is not considered that there would be any adverse impact from the proposal on the character or appearance of the area, the residential amenities of surrounding occupiers or Highway safety and parking. It is, therefore, recommended that Members approve the application.

Case Officer

Annabel Hemmings

TITLE:

F/TH/21/1174

Project

Kent Innovation Centre Thanet Reach Business Park Millennium Way
Broadstairs Kent

