2022/0979

Applicant: Mrs Leanne Steele

Installation of 2no heat pumps onto estate management and education centre building roof tops and 3no heat pumps installed at ground level in different locations around site

Barnsley District General Hospital, Gawber Road, Old Town, Barnsley, S75 2EP

Site Description and background

The application site refers to Barnsley District General Hospital located on the outskirts of Barnsley Town Centre – c.500m to the West of the Town Centre boundary. The site is located in the Urban Fabric in what is a mixed-use area with the Hospital buildings somewhat dominating the immediate skyline. There are two main entrances into the Hospital, from Gawber Road to the North and from Pogmoor Road to the East. There are several associated car parks within the main boundary of the Hospital complex – as well as a car park on the opposite side (East) of Pogmoor Road which falls within the blue line boundary, but is separated by Pogmoor Road



Relevant Site History

B/92/1522/BA – Erection of combined heat and power plant room to hospital

B/94/0700/BA – Extension to form retail units within hospitl

B/95/1031/NA – Convert disused coal bay to form medical records storage units

B/95/1087/BA – Erection of steel framed building for storage and compaction of waste

B/97/1257/BA – Erection of new equipment housing units

B/98/1172/BA – Conversion of two storey office block to clinical with office use

B/01/0072/BA – Alterations to existing building to create CCTV monitoring and call centre

B/02/0280/BA – Formation of additional car parking spaces

B/02/0622/BA - Siting of a two-storey modular building for use as office accommodation

B/05/0847/BA – Erection of single storey extension to form ancillary service area

2005/1549 – Erection of single deck demountable multi-storey car park to front visitor Hospital Car park

2006/2131 – Enclosure of external fire escape

2008/0512 – Replacement of existing cladding and windows to the Accident and Emergency and Outpatients Department

2008/1848 – Formation of new car park

2010/0653 – Demolition of existing 4 storey and single storey office block and erection of 4 storey women and childrens Unit (Outline)

2010/1116 – Erecrion of security fence

2010/1436 – Erection of extension to existing canopy

2011/0482 – Refurbishment and boiler house and associated works including two new 15m high chimneys and fencing

2011/0572 – Erection of single storey extension to existing Emergency Department

2011/0713 – Replacement windows and associated alterations to Emergency Department

2011/1271 – Variation of condition 2 of application number 2011/0713 alterations to elevations of Blocks A and B and replacement windows

2012/0344 – Replacement of existing windows

2012/0716 – Erection of sub-station

2012/0863 – Variation of condition 2 to allow roof mounted metal platform to house condenser units (2011/0482 Minor Material Amendment)

2012/1171 – External alterations to maternity block and replacement of entrance, creation of additional floor space at 3rd floor level by infilling existing void space

2013/0076 – Minor Material Amendment to application 2011/0572 – addition of single storey store under existing canopy

2013/0850 – Demolition of two to three storey staff accommodation blocks (Prior Notification)

2013/0867 – Demolition of redundant residential blocks, formation of car park and temporary access

2015/0046 – Display of 14 no. non-illuminated pole mounted signs

2015/0355 – Replacement of telecommunications monopole (11.7m high) including the siting of an additional equipment cabinet (Prior notification)

2017/1020 – Erection of new combined entrance to front elevation of Hospital

2017/1578 – Renovation of women's and children's block including new link bridge, 2 no. plant rooms, alterations to roof and internal works

2018/0918 – Single storey front extension to contain paediatric emergency department and clinical assessment unit (Outline seeking approval over scale of development)

2018/1217 – Extension to existing roof top plant room and external access staircase from ground floor to roof level and associated housing/screening

2019/0531 – Advertisement consent for 5 no. freestanding electronic variable message display boards

2019/0736 – External alterations within the site including the provision of hard surfacing and soft landscaping works and new surface markings/crossing points to enable reconfigured drop off areas for ambulances and patient transfer vehicles (Lawful Development certificate for a proposed development)

2019/1070 – Single storey front extension to contain paediatric emergency department and clinical assessment unit

2019/1078 – Installation of 2 no. compressor units and associated GRP enclosures on existing flat roof located above Panthology department

2020/0104 – Details of condition 4 (CMS) of planning application 2019/1070

2020/0443 – Erection of canopy roof structure for ambulance drop off area and associated sheltered walkway to the new children's emergency department blue light entrance

2020/0760 – Discharge of conditions 10, 12, 14 and 14 of application 2019/1070

2020/0800 – The installation of a new 20m high monopole supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, the installation of 3 no. new equipment cabinets and ancillary department thereto

2020/0994 - Erection of single storey modular unit to the Light Court of the Acute Medical Assessment Clinic, single storey infill development to Light Court of Surgical Admissions Unit, access prevention measures to external staircase and mezzanine records store with double access door within the gymnasium roof.

2020/1198 - Removal of existing conservatory and erection of single storey extension to ARU block

2021/0601 - Installation of prefabricated modular unit with a self-contained MRI scanner and associated equipment, link corridor to join with the hospital and conversion of 5no offices into a new preparation area for the MRI with patient changing room facilities (Retrospective).

2021/0918 - Erection of single storey extension and associated roof plant within existing courtyard area located adjacent to the Outpatients Entrance to form new critical care unit

2021/1051 - Installation of roof top air handling unit on Block O of hospital complex

2021/1178 - Replacement of 15m high telecommunications street pole with 20m street pole, replacement equipment cabinet with ancillary works thereto (Application to determine if prior approval is required)

Proposed Development

The applicant is seeking the installation of 5 x Air Source Heat Pumps (ASHPs) situated at various locations within the complex of the Hospital. 2 of the ASHPs are situated on the roof of respective buildings (Estates office and nursing school) and three are ground-mounted. The locations are demonstrated on the proposed site plan below.

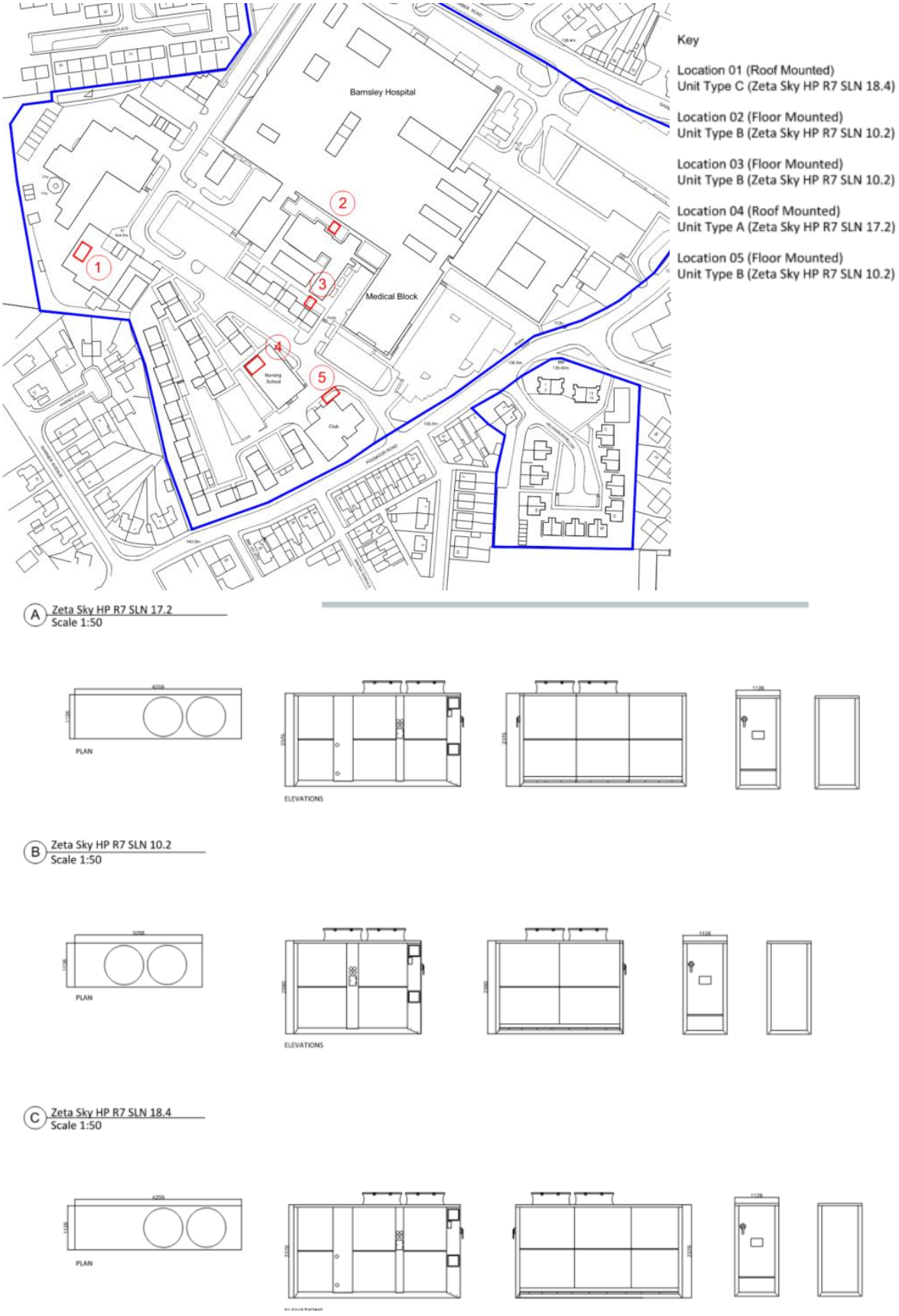
There are three types of heat pumps proposed of varying sizes and scales, as follows:

Unit type A (Zeta Sky HP R7 SLN 17.2) – measuring 4.26m x 1.125m with a height of 2.375m

Unit Type B (Zeta Sky HP R7 SLN 10.2) – measuring 3.26m x 1.25m with a height of 2.38m

United Type C (Zeta Sky HP R7 SLN 18.4) – measuring 4.26m x 1.25m with a height of 2.375m

Proposed Site Plan:



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting

point for decision making. The development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances require it.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

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Relevant Local Plan policies include:

SD1 – Presumption in favour of sustainable development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

CC1: Climate Change – the Council will seek to reduce the causes of and adapt to the future impacts of climate change.

RE1: Low Carbon and Renewable Energy – All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. The Council will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Supplementary Planning Documents

- Parking

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraph 7 – the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 – achieving sustainable development has three overarching objectives:

a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 111 – Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network should be severe.

Paragraph 119 – Planning policies and 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.

Paragraph 120 – Planning policies and decisions should

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)48; and
e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Paragraph 126 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable

development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 134 – Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Consultations

Pollution control – requested further information in regard to the submitted noise survey. On receipt of this, no objection was raised subject to the amended information being complied with.

Ward Councillors – No comments

Representations

Neighbour consultation letters were sent to neighbouring residents with a site notice placed nearby; one comment was received from a neighbour raising concerns with noise and general distance from the air source heat pumps.

Assessment

Principle of development

The application site refers to Barnsley District General Hospital which is located on the outskirts (c.500m to the West) of Barnsley Town Centre. The application is for the installation of 5 Air Source Heat Pumps (ASHPs) at various locations within the Hospital complex, and are to support the Hospital's switch to the use of green energy. The development is in line with Local Plan Policies CC1 and RE1 which seeks to promote and support the delivery of renewable and low carbon energy.

The proposed development does not impact directly on how the hospital will operate or interact with the surrounding area and is acceptable in principle. This is subject to Local and National Planning Policies being complied with.

Visual Amenity

The development includes the erection and installation of 5 ASHPs, all of which are similar in appearance but consists of three different unit types. Unit types A and C are the largest with the exact same dimensions, with a length of 4.26m, a width of 1.125m and a height of 2.38m. Unit type B is smaller with a length of 3.25m.

The majority of the ASHPs are positioned in areas win the site which are non-visible, two of which are to be positioned on the top of the flat roofs of the nursing school and estates department. The Estates department is located in the very South-West corner of the site, and the nursing school is located to the South of the hospital complex set back by around 75m from nearby Pogmoor Road. Both of the ASHPs on the buildings will effectively be screened from the ground by the buildings themselves, as well as other buildings.

Two of the ground mounted ASHPs (nos. 3 and 4) are located to the rear of the buildings within courtyards and will be entirely screened from nearby roads and the access roads running through the site.

The most visible position is ASHP number 5 which is located to the East of the site, on the corner of two roads, in fairly close proximity to the main access into the site off Pogmoor Road. This has been installed already (albeit is not operational) and is positioned that it is largely screened from Pogmoor Road by the adjacent club building. It will be visible within the site/hospital complex but the size and scale of the heat pumps is not considered to be excessive and there are other plant equipment within the site which are similar in appearance to the heat pumps.

The proposed development is in compliance with Local Plan Policy D1 and is acceptable in terms of design.

Residential Amenity

The ASHPs are located in areas within the site which are at a significant distance away from neighbouring residential properties to ensure that they do not have a direct overshadowing or overbearing impact on neighbouring properties. The closest ASHP is number 1 which is located on the roof of the Estates Building. The heat pump is situated c.30m from the rear boundary line of the nearest residential property at 2 Warner Place. This is located to the North of this neighbouring property and will have a very nominal overbearing or overshadowing impact on the neighbouring property/properties.

The application is supported by a noise survey which colleagues in pollution control have been consulted on. The initial response requested further information in the noise survey which was clarified in an email from the applicant's noise consulted on [dated 14/04/2023]. Upon receipt of this further information, no objection was raised from Pollution Control subject to a condition which ensures that the rating level from all fixed plant and machinery associated with the development does not exceed 40dB LAeq, 15 min at any time when measured from the nearest noise sensitive premises.

The proposed development is in compliance with Local Plan Policy GD1 and is acceptable in terms of residential amenity.

Highways Safety

The majority of the heat pumps are located on buildings (nos. 1 and 4) or at a distance from the highway/access road running through the site, behind buildings etc. (nos. 2 and 3). ASHPs 1-4 will therefore have very little impact on highway safety.

ASHP number 5 is positioned on the corner of two internal roads within the Hospital complex, one of which is the main access road into the site from the South-East/Pogmoor Road. The ASHP does not project further forward then the front elevation of the building and is setback by 10m from the main access road to the North. This set back and positioning will not result in a significant obstruction to highways or pedestrian visibility/sightlines. The location of the ASHP is not considered to disrupt visibility or sightlines for vehicular users within the site.

The proposed development is considered to be in compliance with Local Plan Policy T4 and is acceptable in terms of highway safety.

Recommendation

Approve with conditions