

Report to Planning Applications Committee

Item

Report of Head of Planning & Regulatory Services

Subject Application no 22/01341/F John Youngs Ltd, 24 City Road, Norwich NR1 3AL

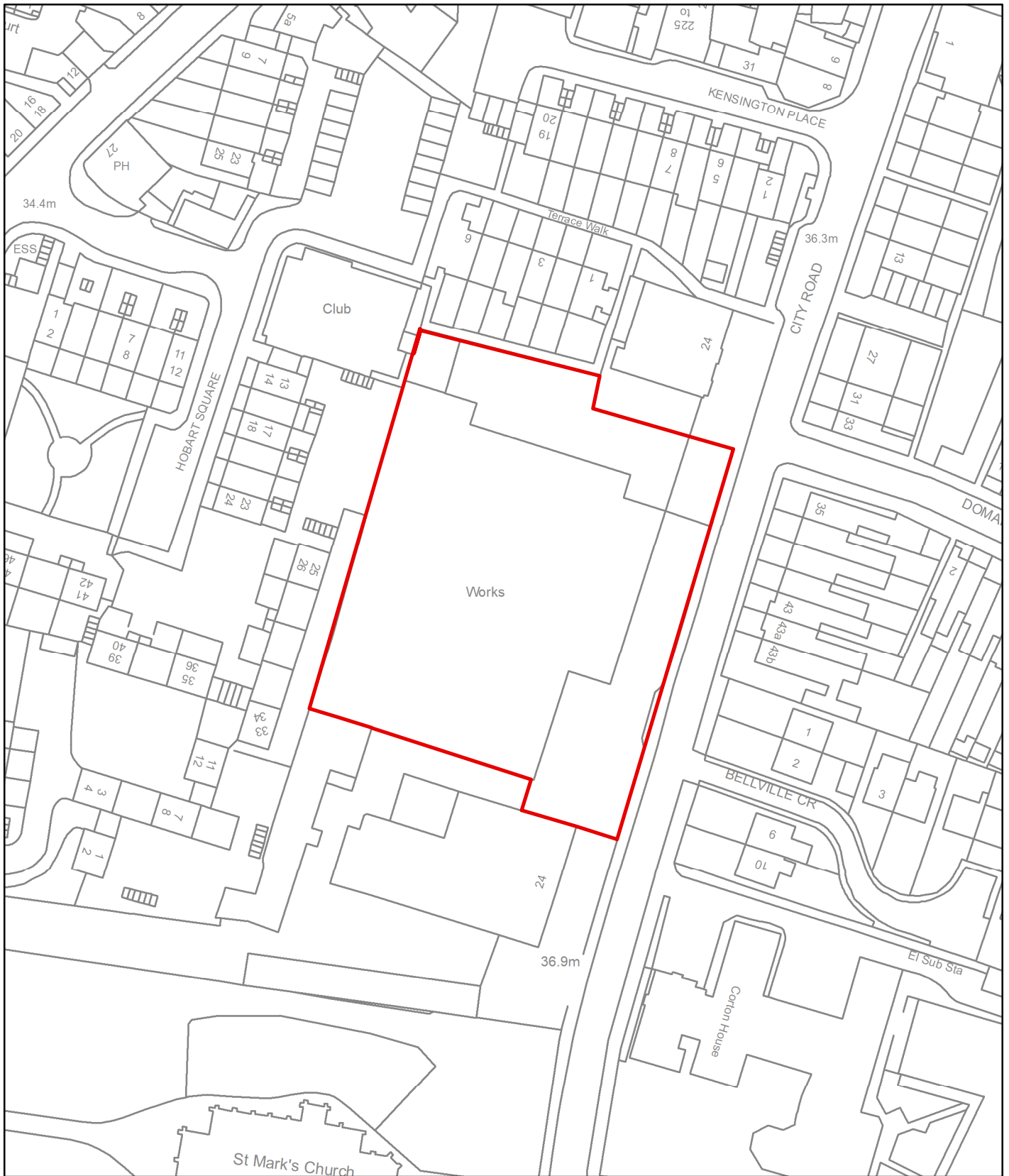
4(a)

Reason for referral Objections

Ward	Lakenham
Case officer	Nyasha Dzwowa 01603987998 nyashadzwowa@norwich.gov.uk
Applicant	Youngs Doors Ltd

Development proposal		
Installation of flue to service biomass boiler.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Design and Heritage
2	Amenity
3	Air Quality
Expiry date	20 April 2023
Recommendation	Approve



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Planning Application No 22/01341/F
 Site Address John Youngs Ltd 24 City Road

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The subject property is located on City Road, in an industrial unit within a mixed-use area. The subject property was constructed using red bricks and has an alternating pitched roof. Within the site boundary there are buildings of varying scales however they all have a similar character. The site has onsite parking and a dwarf brick boundary with black fencing.
2. The site is boarded by residential properties to the north and west. The residential properties to the north are terraced properties on Terrace Walk and they have direct line of sight to the subject property and the residential properties to the west are terraced and semi-detached properties along City Road. Several the properties within the terraced block on City Road are locally listed. St Marks Church, a grade II listed building is located south of the site and Bracondale Conservation Area is located north of the site.

Constraints

3. There are several heritage assets within the surrounding environment including Bracondale Conservation Area which is located approximately 80m away from the site, St Marks Church which is grade II listed is located approximately 130m away and the nearest locally listed properties are on the opposite side of City Road.

Relevant planning history

4. The records held by the city council show the following planning history for the site.

Ref	Proposal	Decision	Date
12/00115/DEM	Demolition of lifting gear building	APPR	22 March 2012
12/00314/A	Display of 1No. non illuminated fascia sign	APPR	13 April 2012
13/00067/DEM	Demolition of single storey building	APPR	21 March 2013

The proposal

5. On the north elevation of the building a flue will be installed. The flue proposed would be stainless steel and would measure 7.9m tall and 0.2m wide. A Talbott 03m 2 tier fuel silo would also be installed. A 15 kW loading fan would be installed on the north elevation as part of the extraction system. The proposed loading fan would be in an acoustic enclosure with a 200mm clearance around the fan.
6. The flue is required to service a replacement boiler (a new 199kW biomass boiler). The proposed boiler has several components which include ash trays, control panel and an ash bin. The boiler itself is internal and therefore does not need planning permission and is not assessed within this report.

Representations

7. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

Issues raised	Response
Noise	See main issue 2
Gases released from the boiler will have a negative impact on the surrounding area and health	See main issue 3

Consultation responses

8. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Environmental protection

9. I've looked at it from a noise perspective and believe there shouldn't be any increase in noise from the site for nearby residents.
10. I have reviewed the Air Quality Impact Assessment carried out at Youngs Doors Ltd, City Road, Norwich, dated December 2022, project ref STROMA PROJECT REF: PRO-085007. If the biomass boiler is installed and operated correctly then the flue would be acceptable.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM6 Protecting and enhancing the natural environment
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM16 Supporting the needs of business
 - DM17 Supporting small business

Other material considerations

13. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF3 Plan-making
- NPPF4 Decision-making
- NPPF8 Promoting healthy and safe communities
- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment
- NPPF16 Conserving and enhancing the historic environment

Case Assessment

14. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Policy Framework (NPPF), the Council's standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design and Heritage

15. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 124-132. and paragraphs 184-202.
16. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.
17. The proposed biomass boiler and flue will replace existing machinery. The proposed flue would be installed on the north elevation of the property and would therefore be visible from residential properties on Terrace Walk and City Road. The proposed flue would be connected to a silo and this would have a total height of approximately 11m. A new fan would also be installed on the north elevation of the property. The loading fan would be 15kW and would be positioned adjacent to another fan. The new fan would have an enclosure measuring 200mm all around the fan. The proposed enclosure is made of galvanised steel with a foam insulation lining. The loading fan is part of the extraction system and would be placed on the floor. The proposed machinery would be stainless steel and would be positioned towards the rear of the north elevation therefore it has minimal impact on the local character and when viewed within the industrial context of the site it is not considered to be detrimental to the local character.

18. As part of the proposed works changes to the external appearance of the property would include installing a platform which would be accessed through a ladder in order to access the silo mounted above the ground on the north elevation. This would also be used for maintenance access to the machinery.
19. Overall, the machinery and associated changes to the north elevation would not significantly change the visual amenity of the area as the proposed machinery is set back from the principal elevation.
20. The site is located 130m away from St Marks Church which is a grade II listed building. It is not anticipated that the proposed would result in significant harm to the heritage asset due to the vast distance between the two properties. Additionally, along City Road there are several locally listed terraced properties which are directly in front of the site. It is unlikely that the proposed would have significant harm to the properties. The proposed would have negligible harm to Bracondale Conservation Area due to the distance between the site and heritage asset.

Main issue 2: Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
22. A noise impact assessment has been submitted and reviewed by Environmental Protection colleagues. It has been concluded that the proposed flue would not result in additional noise. The proposed loading fan is the only machinery externally that would generate noise, this will be located between the building façade and the silo. The residential properties on Terrace Walk would be the closest noise receivers. A Noise Impact Assessment was submitted and Environmental Protection colleagues were consulted on noise emissions from the proposed machinery. Environmental Protection was satisfied that the noise level from the proposed machinery would not be detrimental to the living conditions of nearby properties. It is also acknowledged that the loading fan would have an acoustic enclosure which would reduce the noise emissions. Consideration is also given to the fact that the existing external fan does not have an enclosure therefore it is considered that the new fan with noise mitigation is unlikely to increase the level of noise experienced by nearby residents. Therefore, the harm to amenity by noise is not considered to be significant.

Main issue 3: Air Quality

23. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 178-179.
24. The proposed flue services a biomass boiler which would allow the company to burn their own waste. It is understood that the biomass boiler is rated at 234kW with an emission rate of 40 which qualifies as ultra-low NOx. Environmental Protection colleagues have confirmed that if the boiler is installed and operated correctly, the proposed flue would adequately protect air quality. It is therefore not anticipated that the particulates from the equipment would have a detrimental impact on the health of nearby residents nor would they be detrimental to the surrounding environment. Overall, it is considered that the proposed would not significantly impact on air quality.

25. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar
(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading
(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal neither results in an increase in overnight accommodation in the catchment area of the SAC (and consequently would not result in an increase in nutrients flowing into the SAC) nor in additional pollution to surface water as a result of processes forming part of the proposal.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal neither results in an increase in overnight accommodation in the catchment area of the SAC (and consequently would not result in an increase in nutrients flowing in to the SAC) nor in additional pollution to surface water as a

result of processes forming part of the proposal. In addition, the discharge for the relevant WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

26. There are no equality or diversity issues.

Local finance considerations

27. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

Conclusion

28. The proposed works would not increase noise and there would be no significant impact to the air quality. In this case, the public and environmental benefit of reducing emissions by using renewable energy is greater than any harm that would be caused.
29. There would be no significant harm to heritage assets given the distance between the site and heritage assets.
30. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

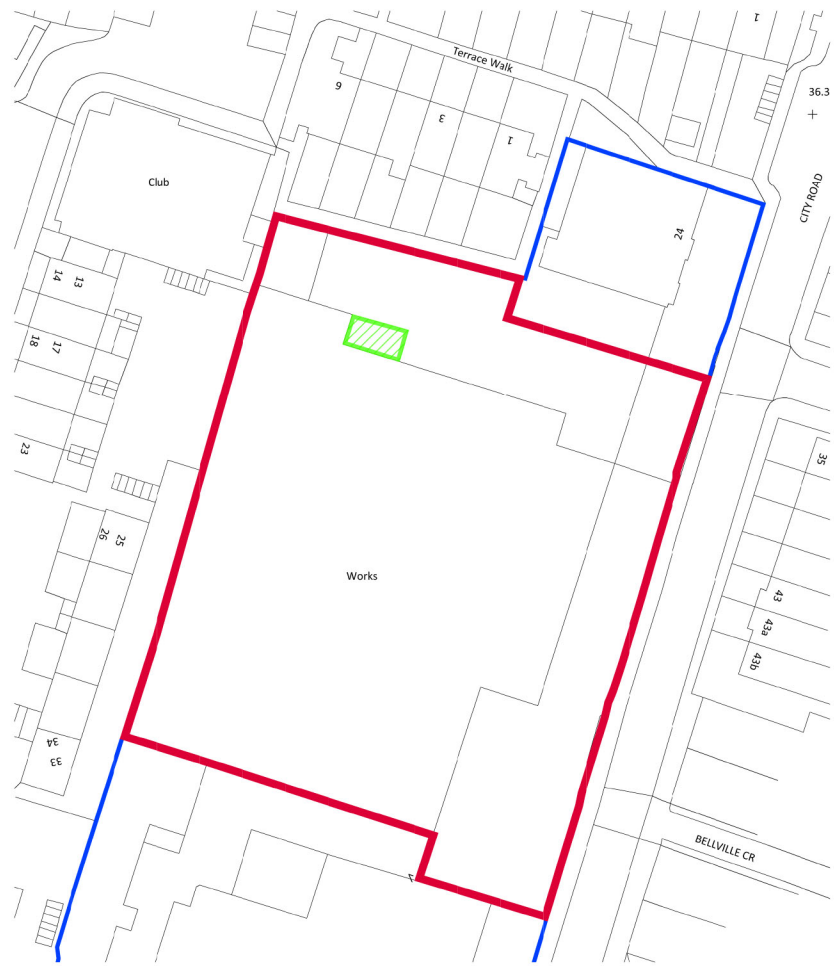
Recommendation

To approve application 22/01341/F at John Youngs Ltd 24 City Road Norwich NR1 3AL and grant planning permission subject to the following conditions:

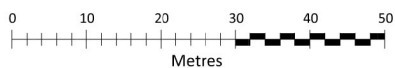
1. Standard time limit;
2. In accordance with plans.

Informative note

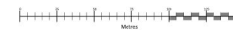
1. The permission relates to the external machinery and associated external works. The impact of the biomass boiler has not been assessed as the boiler would be installed inside the building.






SITE BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500



Notes:

-  SITE BOUNDARY
-  SITE OWNERSHIP BOUNDARY
-  PROPOSED LOCATION OF BIOMASS BOILER FLUE



REVISION	DATE	AMENDMENT
/	30.09.2022	FIRST ISSUE

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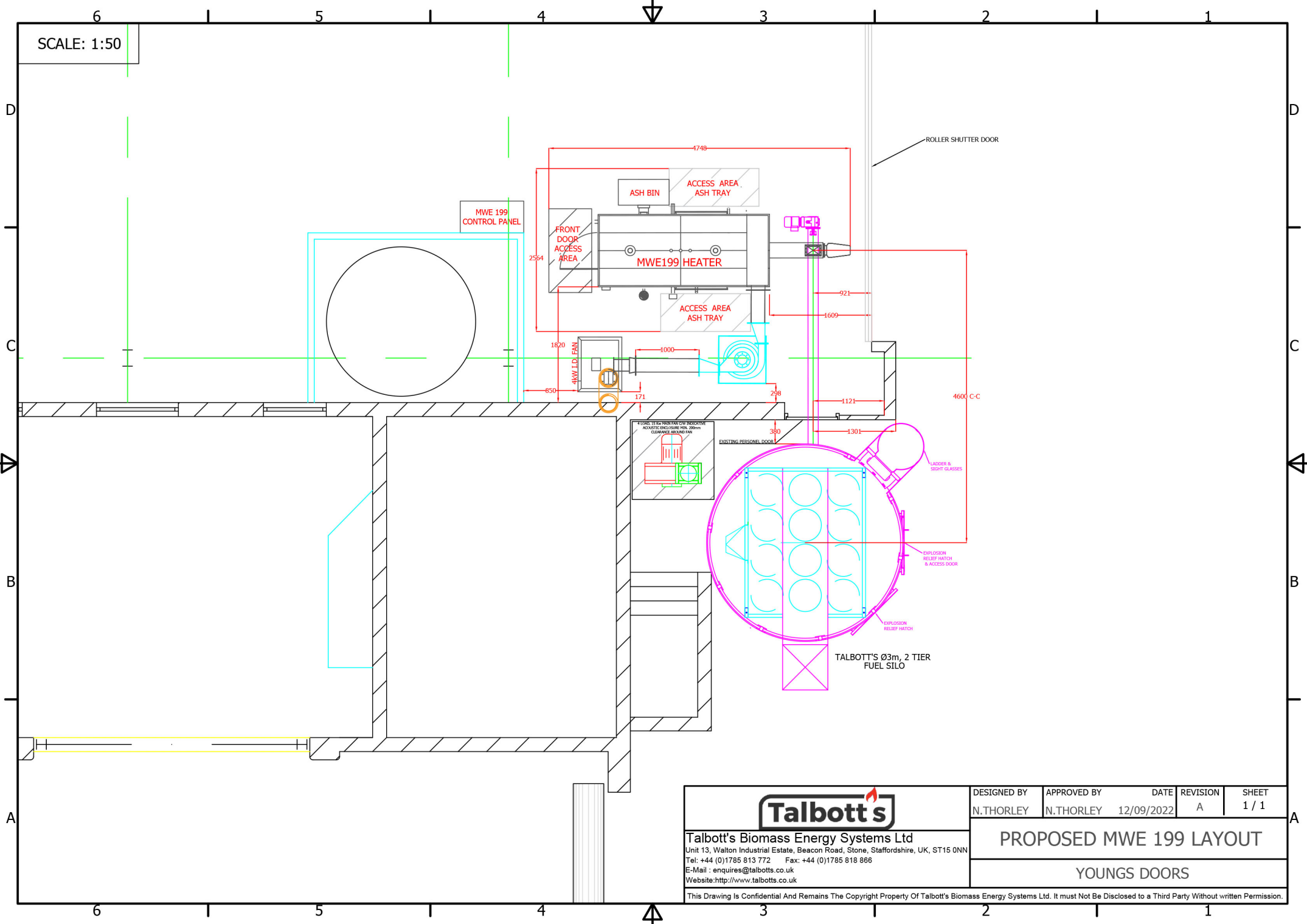
SURVEYORS: PLANNERS: ARCHITECTS
THE GATHOUSE, HADHAM HALL, SITTLE HADHAM, WARE, HERTS SG13 2EB
Phone (01778) 771388 Fax (01778) 771387 E-mail post@sworders.com

SCHEME:
**YOUNGS DOORS LTD, CITY RD WORKS
NORWICH NR3 3AN**

TITLE:
LOCATION AND SITE PLAN

PROJECT NO. A2L	DATE 30.09.2022	REVISION 1	REVISION 1
CLIENT NO. SEA3146	DRAWING NO. 222396 PL 001	REVISION /	

SCALE: 1:50



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DESIGNED BY	APPROVED BY	DATE	REVISION	SHEET
N.THORLEY	N.THORLEY	12/09/2022	A	1 / 1
PROPOSED MWE 199 LAYOUT				
YOUNGS DOORS				

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SCALE: 1:50

INDICATIVE AIR PLANT'S
SLEEVE FILTER.
(MOUNTED ATOP OF SILO)

CHIMNEY FLUE STACK

EXISTING BRICK CHIMNEY

11222

10588

12291

2490 2636

2330

1774

985



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APPROVED BY
N.THORLEY

DATE
12/09/2022

REVISION
A

SHEET
1 / 1

PROPOSED MWE 199 ELEVATION

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