

<u>APPLICATION NO:</u>	23/02530/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Blacklow Brow Primary School, Tarbock Road, Huyton, Knowsley, L36 5XW		
<u>PROPOSAL:</u>	INSTALLATION OF ROOFTOP SOLAR PANELS AND FREESTANDING AIR SOURCE HEAT PUMP		

Site Description

The application site is a primary school consisting of a main building, hardstanding playground and car parking areas and playing fields. The site is accessed from Tarbock Road to the north, which is a busy main road (A580). There are residential properties to the north, north east and south east. There is a service station and care home to the north west and another school to the south.

Proposal

The proposal is for the installation of rooftop solar panels and freestanding air source heat pump.

Consultations

Cadent Gas - No objection subject to informative.

Representations

This application has been publicised by letters sent to 33 neighbours. No comments have been received.

Planning History

Numerous applications have been approved at the site, however these are not directly relevant to the current proposal.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so

would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS23 - Renewable and Low Carbon Infrastructure

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

OS7 - Educational Uses and Sites

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

The proposal would involve rooftop solar panels and an air source heat pump. The proposal would involve minor changes to the existing building which would remain in its existing educational use. Therefore, the application is considered acceptable in principle.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to

avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

The solar panels are located at rooftop level and away from the site boundary. Therefore, they will not affect the amenity of neighbours.

The heat pump is also located away from the boundary and will not harm the amenity of neighbours. The heat pump is enclosed and this should be sufficient to avoid potentially harmful noise impacts on the school. However, in the event of any noise issues, the applicant has both the ability and incentive to reduce noise impacts as they own the entire site.

Overall there would be no harm to amenity.

Streetscene

The rooftop solar panels and heat pump would be located well within the site and away from public view from Tarbock Road. Therefore, there would be no impact on the streetscene.

Other Considerations

The proposal would also provide benefits in terms of providing self-sufficient renewable energy generation in accordance with Core Strategy Policy CS23.

Conclusion

The proposal would be acceptable in principle and in relation to Neighbour amenity and streetscene. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-
 - a. Proposed Solar PV Plans - (received 25/08/2023).
 - b. Air Source Heat Pump Enclose Proposed Elevations - (received 25/08/2023).
 - c. Proposed Block Plan - (received 25/08/2023).
 - d. Location Plan - (received 25/08/2023).

Reason: For the avoidance of doubt.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

25 October 2023

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

1) Cadent Gas – See letter