

Report to Planning Committee

06 October 2021

Application Reference	DC/21/65723
Application Received	26 May 2021
Application Description	Proposed installation of air source heat pump system, extension and raising the height of the existing brick compound.
Application Address	Sandwell MBC Sandwell Council House Freeth Street Oldbury B69 3DE
Applicant	Mr Steve Sedgwick
Ward	Oldbury
Contact Officer	Mr Andrew Dean andrew_dean@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to conditions relating to the following:

- (i) External Materials to match the existing.


2 Reasons for Recommendations

2.1 The proposed development is acceptable in its design and appearance and raises no concerns with regards to noise and disturbance being



caused to adjacent properties from the air source heat pump system. The air source heat pumps will reduce the use of the existing gas boilers and therefore contribute to the council's carbon reduction commitments as laid out in the Climate change Strategy.

3 How does this deliver objectives of the Corporate Plan?

	A strong and inclusive economy
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4 Context

- 4.1 This application is being reported to your Planning Committee because the applicant is Sandwell Metropolitan Borough Council and the application has generated objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Sandwell Council House, Oldbury.](#)

5 Key Considerations

- 5.1 The site is unallocated within the development plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)
Design, appearance and materials
Noise and disturbance from the scheme

6. The Application Site

- 6.1 The application relates to a section of land within the site boundary of Sandwell Council House, Oldbury. The proposed air source heat pump



and extend compound would be located adjacent to the buildings existing external condenser units/ compound at the rear of the site. The site area is within proximity to Oldbury Ringway and is separated from ringway by a vegetation border.

7. Planning History

7.1 Approval was granted for Sandwell Council and landscaped car park under planning application reference BCS0500. A further application for the proposed installation of comfort cooling and humidification to existing building with a compound was approved under application reference DD/98/34505.

7.2 Relevant planning applications are as follows:

BCS0500	Erection of civic centre and construction of landscaped car park.	Grant permission subject to conditions. 14.02.1989
DD/98/34505	Installation of comfort cooling and humidification to existing building	Grant Permission subject to conditions. 26.08.1998.

8. Application Details

8.1 The applicant is proposing to install an air source heat pump system which would serve the council house building by providing hot water and heating. To accommodate the system the proposal also involves extending the existing compound by 88m² and increasing the height of the existing brick compound by 0.3m to measure 2.35m. The extension would be constructed from brick to match the existing compound with a steel mesh roof. The project is being funded as part of the Governments Public Sector Decarbonisation Scheme.



9. Publicity

- 9.1 The application has been publicised by neighbour notification letter with two non-material planning objections being received. The objections received related to Sandwell Council spending public money to renovate Oldbury Council House, yet claim to be cash strapped to save Walker Grange Care Centre in Tipton. Further objections related to the council planning to build on protected green belt land, are not removing weeds growing along streets, failing to cut back overgrown trees, failing to repair pot holes and not fixing homes in need of repair.

10. Consultee responses

- 10.1 **Public Heath (Noise)** - No objections.

“Having considered the noise data for the air pump, its enclosure and the distance to the nearest sensitive receptors, it is most unlikely that the proposed installation will give rise to any disturbance. I therefore have no objections to the proposal”.

11. National Planning Policy

- 11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

12. Local Planning Policy

- 12.1 The following polices of the council's Development Plan are relevant:

ENV7 – Renewable Energy.

ENV3 – Design Quality.

SAD EOS9 – Urban Design Principles.

- 12.2 ENV7 refers to proposals involving the development of renewable energy sources being permitted where the proposal would not



significantly harm the natural, historic or built environment or have a significant adverse effect on the amenity of those living or working nearby, in terms of visual, noise, odour, air pollution or other effects. The proposal raises no concerns with regards to these matters.

- 12.3 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality environments. The proposal would have minimal impact within the street scene with the proposed design matching the existing compound. The proposal is therefore acceptable in its design and appearance.

13. Material Considerations

- 13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 Design, appearance and materials

The proposed compound is acceptable in its design and appearance and would match the existing compound. A condition for the external materials used in the development to match those of the existing compound has been included within the recommendation.

13.2 Noise and disturbance from the scheme

Public Health have reviewed the proposal and raised no objections to the application on noise grounds.

14 Alternative Options

- 14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal would be acceptable and raises no concerns from a visual point of view or noise/ disturbance.



15 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.

16. Appendices

Site Plan

Context Plan

1331/M5

1331/M4

1331/M6

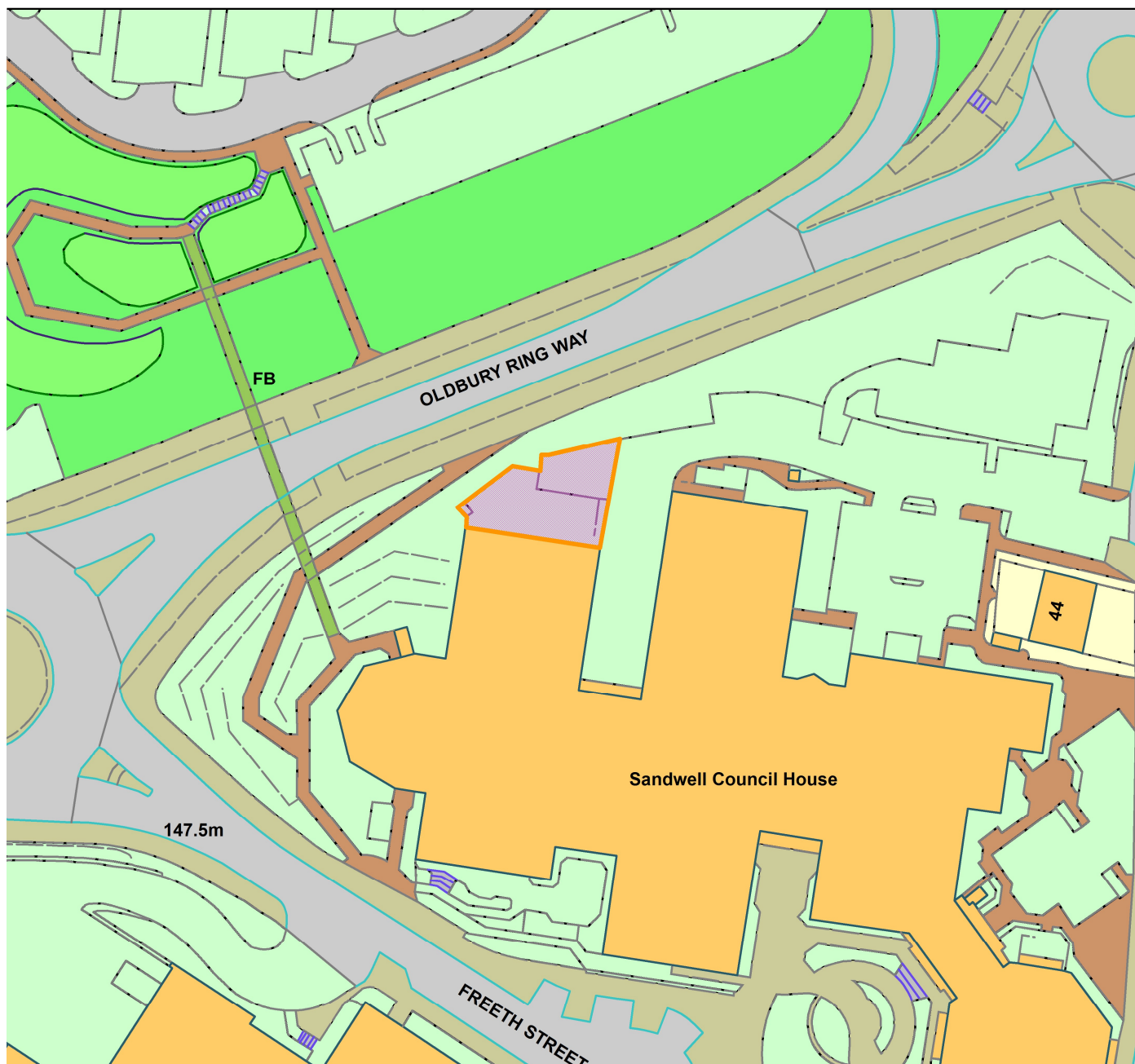
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1331/M1 Rev P2



DC/21/65723

Sandwell Council House, Freeth Street, Oldbury.



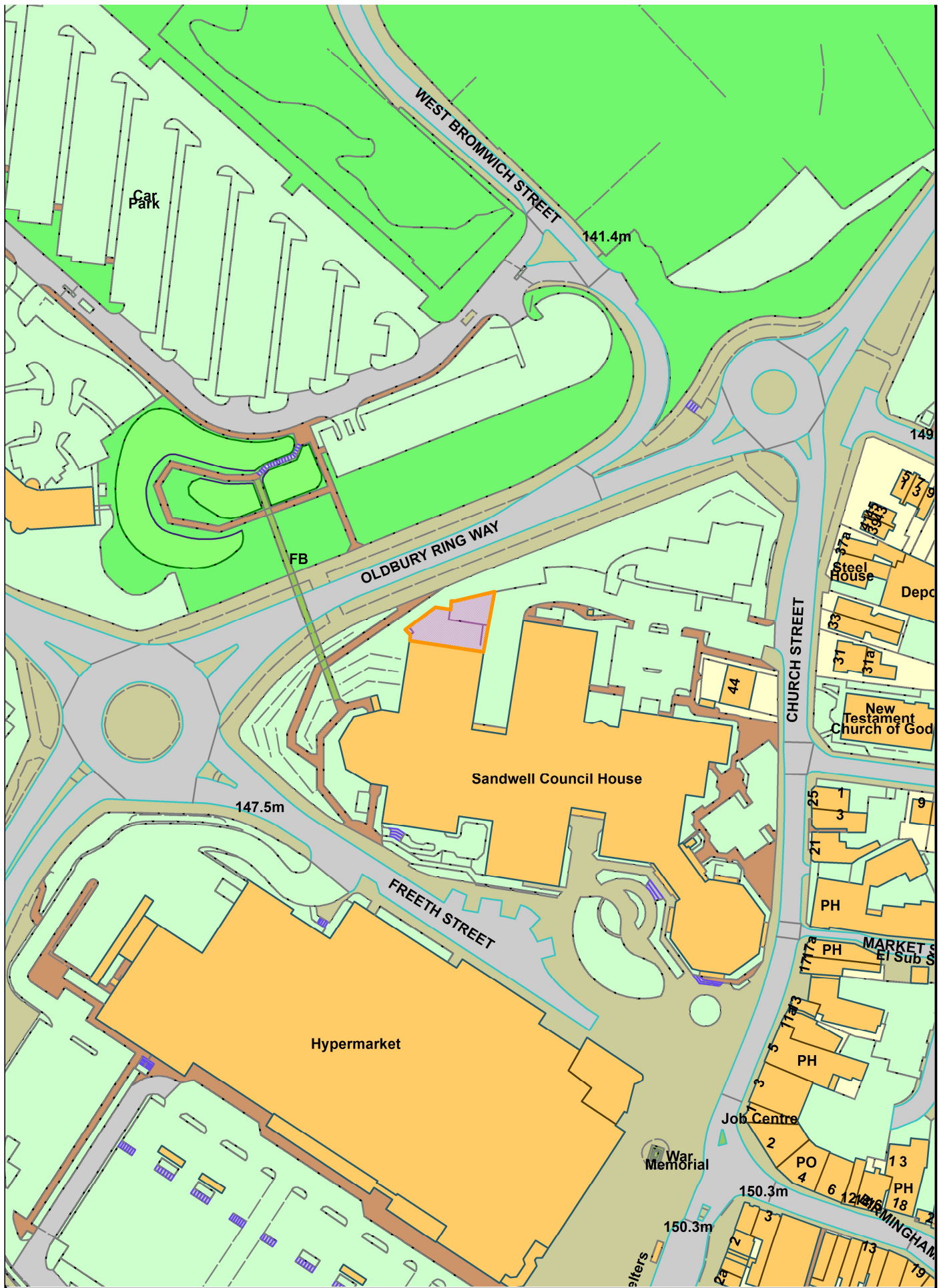
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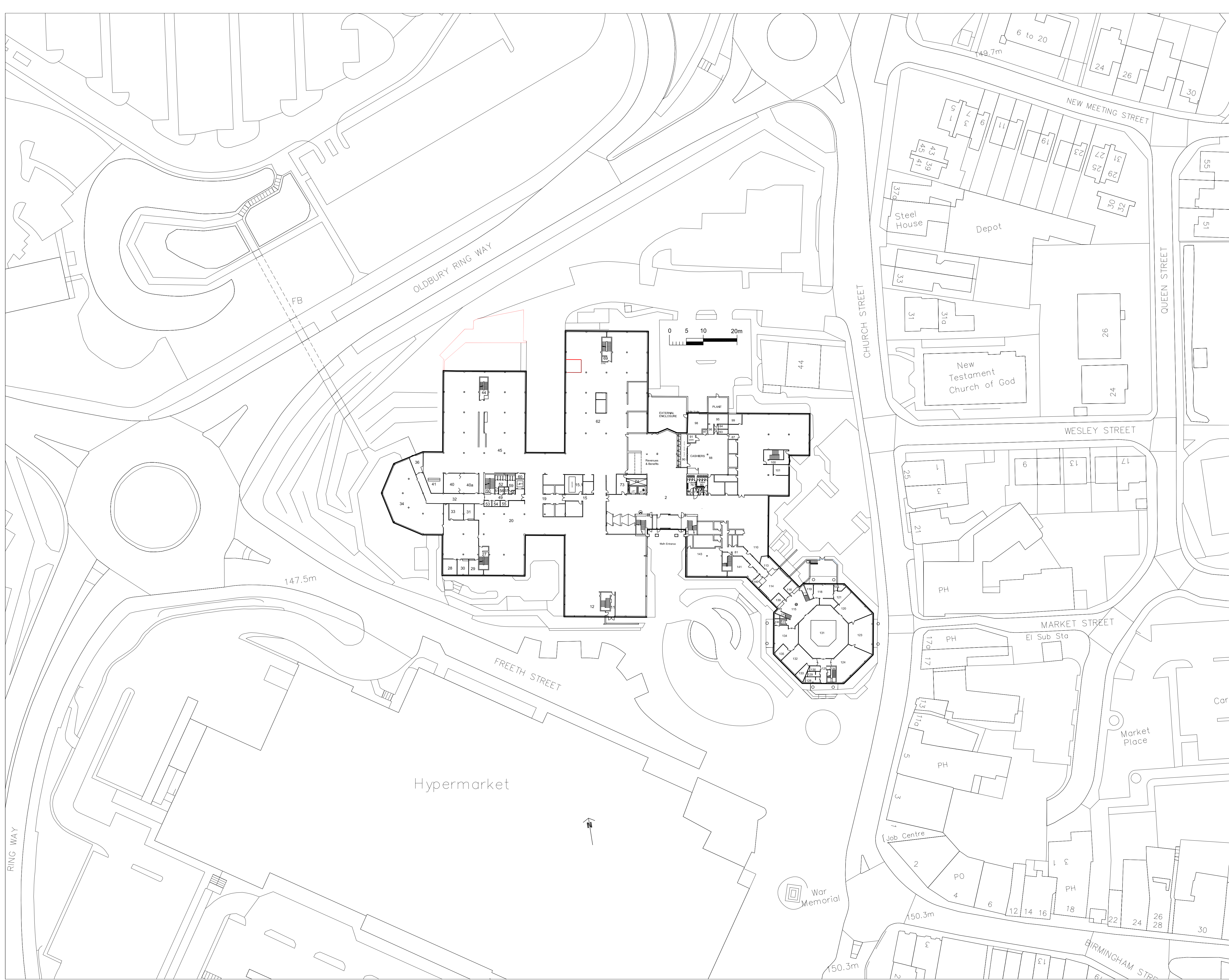
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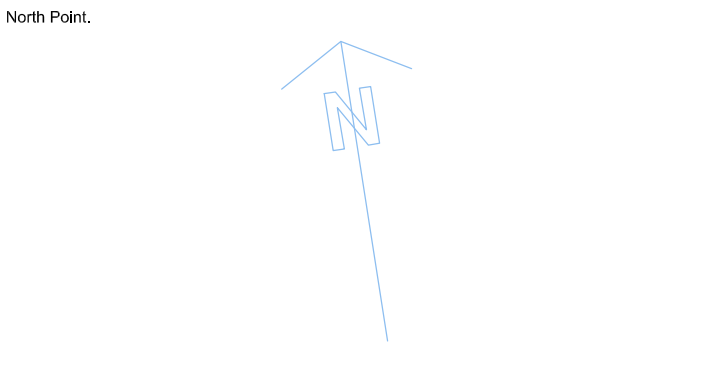
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Department	Not Set
Comments	Not Set
Date	22 September 2021
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Notes
The Contractor will be responsible for setting out the work.
All dimensions must be obtained or checked on the site.
Figured dimensions to be used in preference to scale.

Location Plan
scale 1:500



Key Plan.

Ground Floor Plan

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Rev	Date	Revision Note	By	Check
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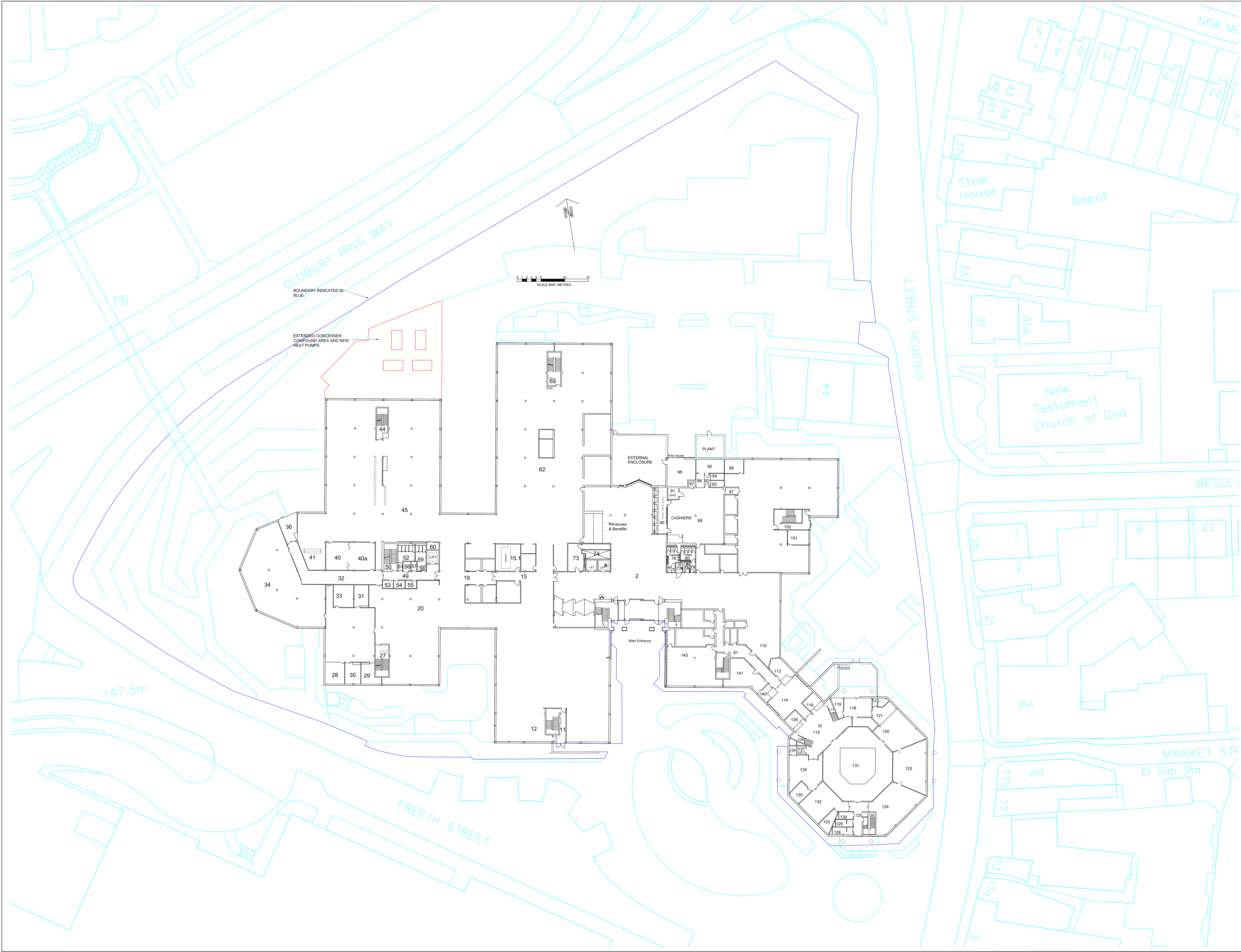


Project
DECARBONISATION SCHEME
Location
Sandwell Council House, Oldbury.
B69 3DE
Sheet title
LOCATION OF WORK

Status FOR GUIDANCE			
Drawn by KNG	Date FEB 2021	Checked	
Scale at A1 1:500(1:200)	Scale at A3 1:XXX		

Zone	Level	Classification	Sheet No.	Subsidiary	Ver/Rev
00	ZZ	AA(00)	01		

Job No. QXXXX	Contractors Drawing No. (if required)
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P2	BOUNDARY INDICATED	02-08-21	RJV
REV	DESCRIPTION	DATE	BY

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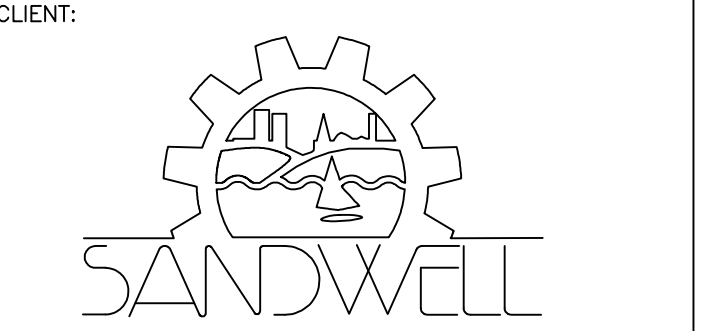
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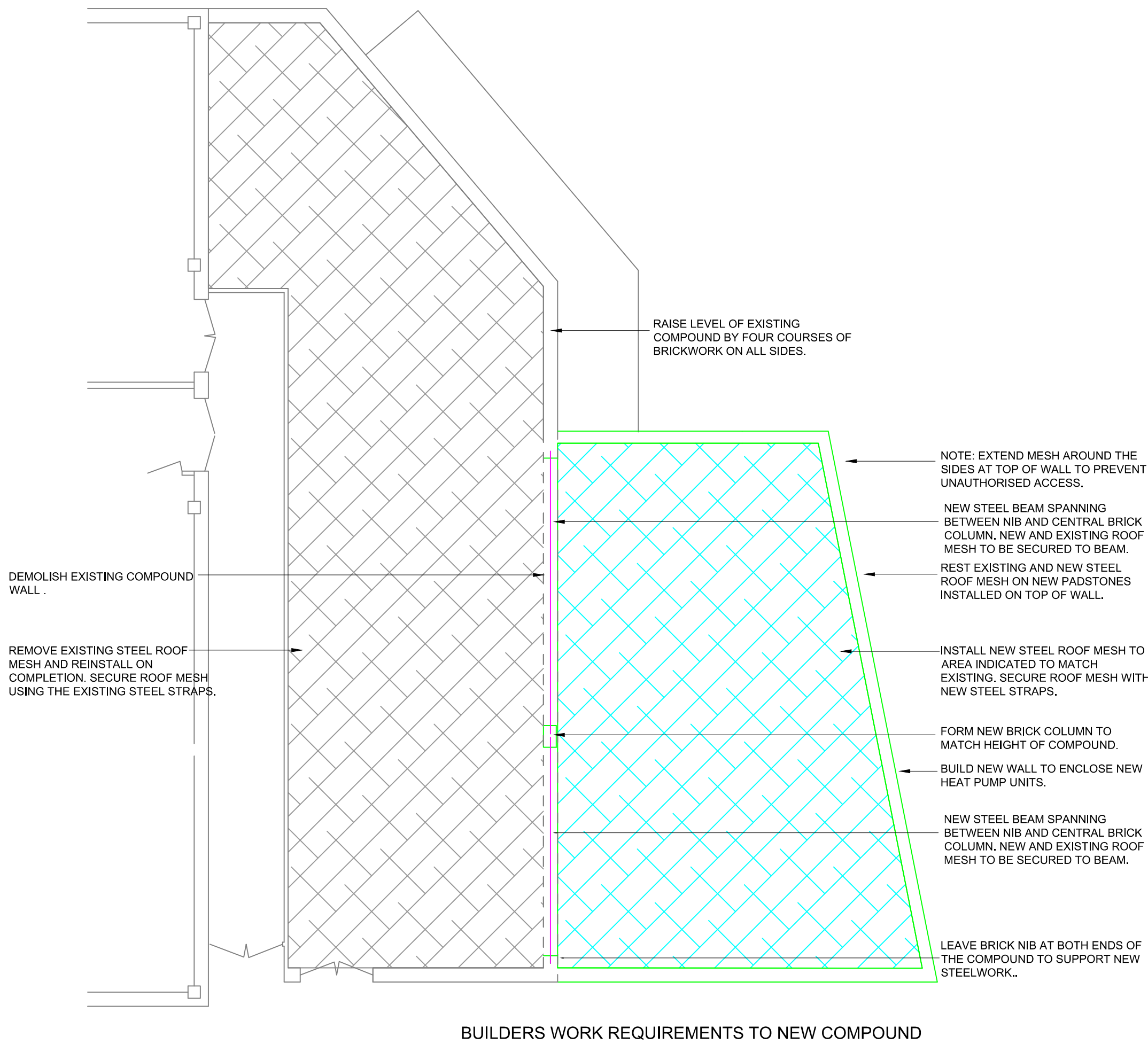
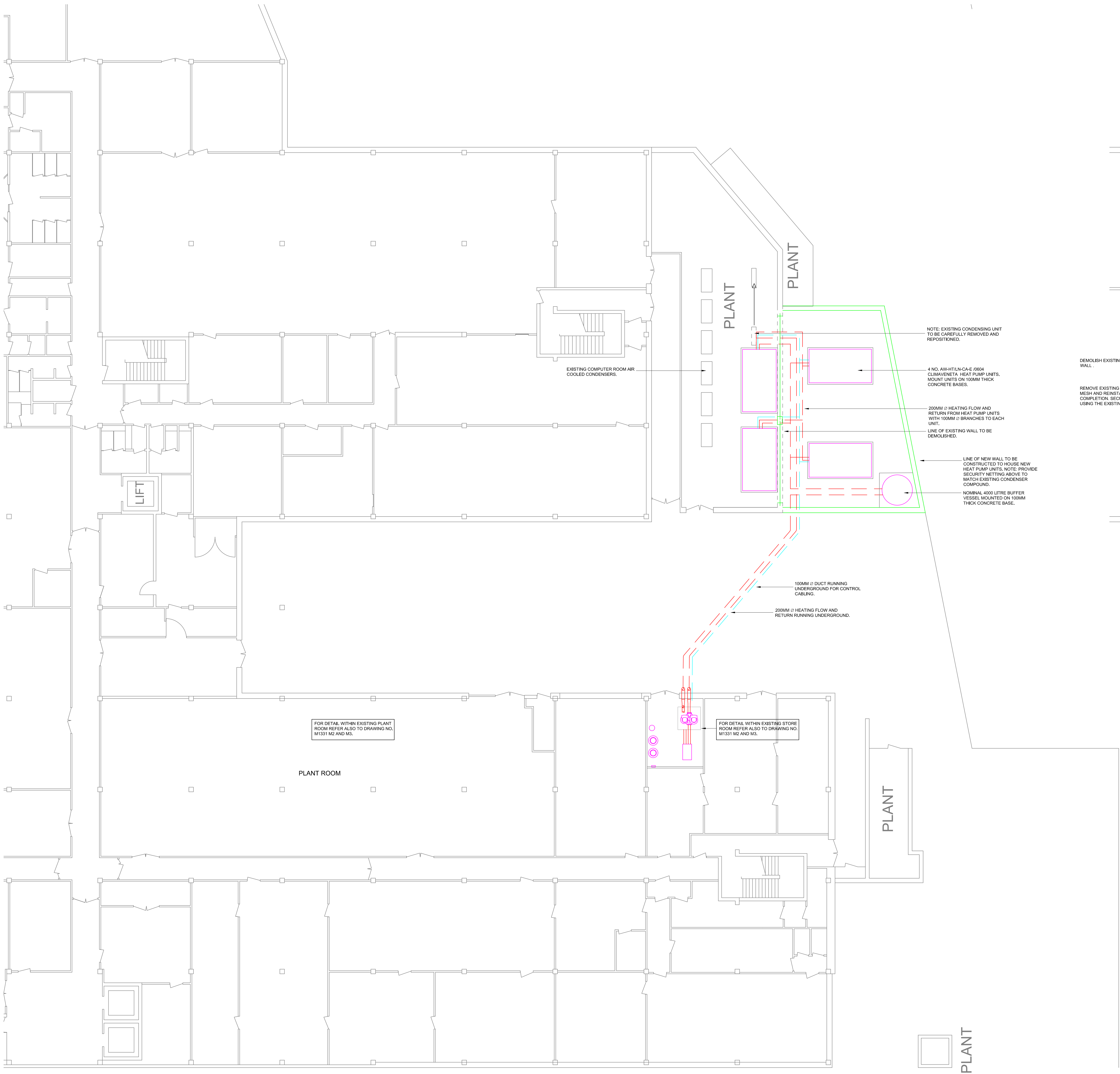
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PROJECT:
SANDWELL COUNCIL HOUSE
DECARBONISATION SCHEME

DWG. TITLE:
SITE PLAN

DRAWN	CHK'D	DATE	SCALE	REV.
RJV	RT	JULY 2021	1:250 @ A0	P2
DWG No. 1331/M6				



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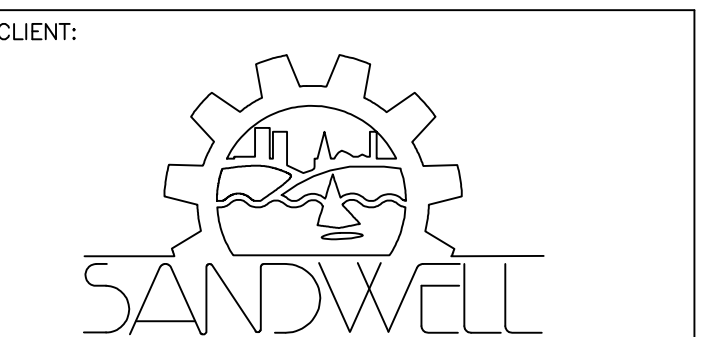
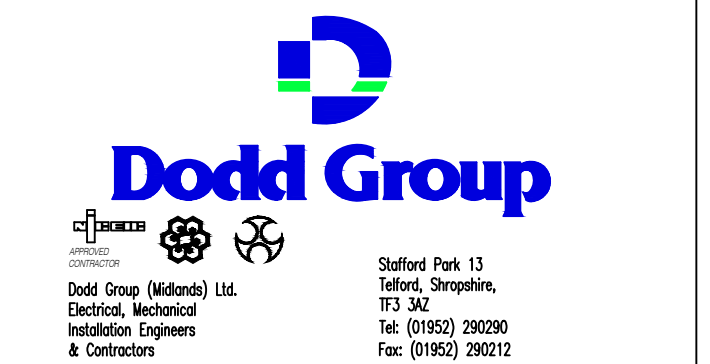
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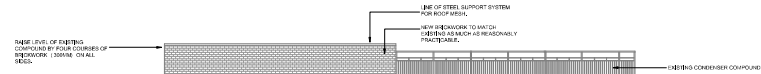
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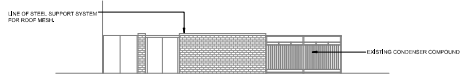
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EXISTING ELEVATION C



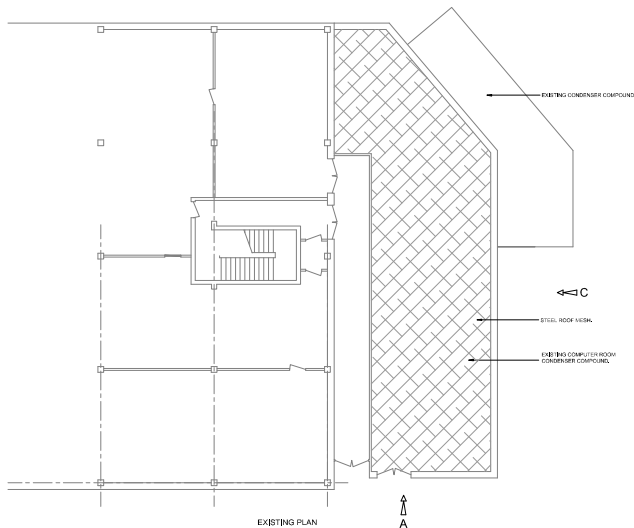
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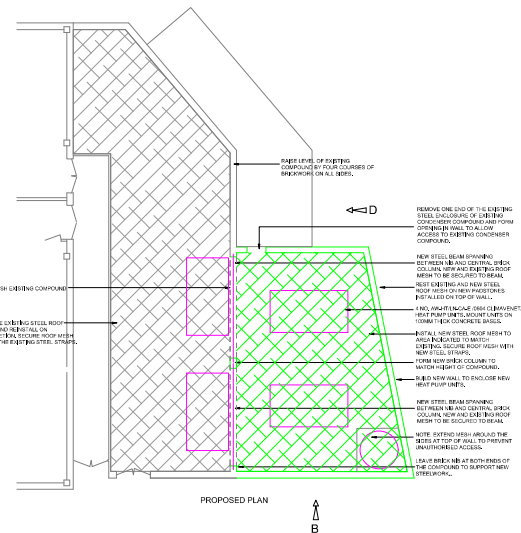
EXISTING ELEVATION A



PROPOSED ELEVATION B



EXISTING PLAN



PROPOSED PLAN



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PROJECT: SANDWELL COUNCIL HOUSE
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DWG TITLE: PLANS AND ELEVATIONS
DWG NO: 1331/M5
DATE: JULY 2021
SCALE: 1:100 @ A0
REV: P1