

Development Control Committee **28 April 2021**

Planning Application DC/21/0527/FUL – Bus Station, St Andrews Street North, Bury St Edmunds

Date registered: 23 March 2021 **Expiry date:** 18 May 2021

Case officer: Connor Vince **Recommendation:** Approve Application

Parish: Bury St Edmunds **Ward:** Abbeygate
Town Council

Proposal: Planning application - Installation of one air source heat pump including siting of external unit adjacent to North elevation

Site: Bus Station, St Andrews Street North, Bury St Edmunds

Applicant: c/o Agent

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

1. The application is referred to Development Control Committee as West Suffolk Council is the applicant.

Proposal:

2. The application seeks planning permission for the installation of one air source heat pump, including the siting of an external unit adjacent to the northern elevation.

Application supporting material:

- Location and block plan
- Existing and proposed elevations and floor plans
- Covering letter
- Heat pump information

Site details:

3. The application site is located within the Bury St. Edmunds Town Centre and settlement boundary. The site comprises of the main Bury St. Edmunds Bus Station Hub and includes bus terminals. The main bus station building accommodates a shop and the information point of the bus station.
4. The site is outside the Conservation Area, the boundary of which runs along the southern edge of the bus station site. The unit to be installed is located on the northern elevation of the bus station building, facing away from the Conservation Area and shielded from views by the bus station building itself.

Planning history:

Reference	Proposal	Status	Decision date
DC/16/0564/FUL	Planning Application - Change of use of vacant space (formerly part of bus station waiting area and information desk) to A1 or A2 (each use in the alternative).	Application Granted	9 May 2016

Consultations:

Bury St. Edmunds Town Council

5. At the time of writing this report, the consultation period is ongoing and therefore comments have not yet been received from the Town Council. This matter will be updated in the late papers or verbally at the meeting, as appropriate.

Public Health & Housing

6. Public Health and Housing have no objection to this proposal.

Representations:

7. At the time of writing this report, the consultation period is ongoing and any additional comments will be updated through late papers or orally at the committee meeting.

Policy:

8. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.
9. The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 have been taken into account in the consideration of this application:

Vision Policy BV1 - Presumption in Favour of Sustainable Development

Core Strategy Policy CS3 - Design and Local Distinctiveness

Core Strategy Policy CS10 - Retail, Leisure, Cultural and Office Provision

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM7 Sustainable Design and Construction

Policy DM8 Low and Zero Carbon Energy Generation

Policy DM17 Conservation Areas

NPPF 2019

Other planning policy:

10. National Planning Policy Framework (NPPF)
11. The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of

consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2019 NPPF that full weight can be attached to them in the decision making process.

Officer comment:

12. The issues to be considered in the determination of the application are:

- Principle of development
- Impact on street scene/character of the area
- Impact on conservation area
- Other matters

Principle of Development

13. The application seeks planning permission for the installation of one air source heat pump, including the siting of an external unit adjacent to the northern elevation. The proposed development is intended to decrease the 'at source' carbon emissions associated with heating Bury St Edmunds Bus Station while also providing a more energy efficient way of doing so.

14. The external unit measures 1.345 metres in height, 0.900 metres in width and 0.320 metres in depth and will be enclosed in caging for security and safety purposes.

15. Development will need to be in accordance with policy DM2 and is considered generally to be acceptable provided that the proposal respects the character and appearance of the immediate and surrounding area, and providing that there is not an adverse impact upon residential amenity, highway safety or has no adverse impact on the adjacent Conservation area. Along with CS3, DM2 requires development to conserve and where possible enhance the character and local distinctiveness of the area.

16. Policy DM7 deals with sustainable design and construction and states that proposals will be expected to adhere to broad principles of sustainable design and construction and optimise energy efficiency through the use of design, layout, orientation, materials, insulation and construction techniques. Policy DM8 also confirms that all proposals for the generation or recovery of low carbon or renewable energy will be encouraged. The installation of an air source heat pump is intended to decrease the 'at source' carbon emissions associated with the heating of the bus station and the proposal is therefore considered to comply with the provisions of both policies DM7 and DM8.

Impact on street scene/character of the area

17. The proposed development is to be situated at the Bury St. Edmunds Bus Station, which is situated within the defined Bury St. Edmunds Town Centre. Views of the bus station main building and hub are readily achieved from St. Andrews Street North to the east of the site. Whilst the proposal is changing the external appearance of the northern elevation of the main bus station building, the addition of an external unit, given its relatively modest scale, is not considered to give rise to any adverse

impacts on the appearance of the wider area and street scene. The area is characterised by various different buildings, scales and uses and no harm is considered to arise as a result of this modest proposal.

Impact on Conservation Area

18. Although the site is not situated within a conservation area, the Bury St. Edmunds Town Centre conservation area boundary borders the southern boundary of the site. The LPA has a statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 and policy DM17 states that proposals for development within, adjacent to or visible from a conservation area should preserve or enhance the character and appearance of the conservation area.

19. The proposed development will be located on the northern elevation of the main hub building and will not be readily visible from the aforementioned conservation area. Therefore, the proposed works will not adversely affect the character or appearance of the conservation area and is therefore in compliance with the provisions of Policy DM17.

Other Matters

20. There are no trees likely to be affected by the proposal. The site is not located in close proximity to any residential dwellings, and any noise associated with the operation of the unit is not considered to give rise to any adverse amenity effects. No objection to the proposal has been made by Public Health and Housing.

Conclusion:

21. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

22. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Drawing No.	Plan type	Date received
TL-4530-21-2	Location and Block Plans	10 March 2021
TL-4530-21-1 A	Existing and Proposed Elevations & Floor Plans	23 March 2021

Heat Pump
Information
Application form

10 March 2021

10 March 2021

Reason: To define the scope and extent of this permission.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online

[DC/21/0527/FUL](#)