

Name of Applicant	Proposal	Expiry Date	Plan Ref.
John Homer	Proposed installation of air source heat pump to service existing theatre roof The Artrix, School Drive, Bromsgrove, Worcestershire, B60 1AX	24.12.2021	21/01617/FUL

This application is being reported to the Planning Committee because the applicant is Bromsgrove District Council.

RECOMMENDATION: That planning permission be Granted subject to conditions

Consultations

The Theatres Trust

This application has come to the attention of the Trust because it is seeking planning permission for the installation of an air source heat pump at the Artrix Arts Centre.

The Artrix had a mixed arts programme of theatre, comedy, dance, film screenings and talks along with education and community programmes. Alongside its main auditorium it has spaces available for hire and use by local groups. It opened in 2005 but quickly established itself as an important arts and cultural facility for the local area. It is well regarded by local people.

At the start of the pandemic in 2020 its operator went into administration resulting in its closure. The building has been taken on by the local authority and has been utilised as a vaccination centre; this is not unusual with several other theatres and venues having been given over to supporting NHS and other public activities such as law courts whilst restrictions and social distancing requirements have been in place. The Artrix remains in formal use as an arts venue and we are supportive of efforts to return it to its arts use.

We welcome this proposal and the Council's apparent commitment to the building. The air source heat pump will be installed to the Artrix's roof to help improve its efficiency and sustainability.

As a modern building the Artrix is not a heritage asset and neither is its wider setting particularly sensitive, but in any case, this installation is minor in scale and delivers public benefits through enhanced environmental sustainability which should help reduce the Artrix's running costs. In turn this will help support its community, cultural and social function and improve viability for future operators. The NPPF (2021) is supportive of improving sustainability and low carbon energy and heat.

In conclusion we are supportive of the granting of planning permission.

WRS - Noise Consulted 17.11.2021 expired 11.11.2021

Based on the submitted information I do not consider that noise from the proposed ASHP would adversely impact the nearest noise sensitive receptor(s). Therefore, I have no objection to the application in terms of noise.

Public consultation

Site Notice Posted on 19.11.2021 expired on 13.12.2021

No response received

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP12 Sustainable Communities

BDP19 High Quality Design

BDP22 Climate Change

Others

National Design Guide

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Relevant Planning History

13/0283	Installing two air conditioning condensing units with a sound rating of 80dBA (at source) and measuring 1838mm long, 974mm deep and 1137mm high on the lower roof	Granted	11.06.2013
B/2000/1281	Arts centre including 330 seat auditorium, related foyer space, administration space and backstage facilities.	Granted	14.03.2002
B/1998/0661	Form new main access, B1 development, housing development, sports facilities and ancillary car parking - Outline Application. (As amended by plans received 22/10/99).	Granted	11.09.2000

Assessment of Proposal

The Artix Centre is a community theatre facility which is currently being used temporarily as a Covid-19 Mass Vaccination Hub. It is situated in the Residential area of Bromsgrove where the principle of development can be acceptable.

The proposal is for the installation of an air source heat pump with some external pipework and cabling on the roof of the Artix Centre.

Paragraph 158 of the NPPF sets out that local planning authorities should approve applications for renewable and low carbon development provided the impacts are (or can be made) acceptable. Policy BDP 22 of the Bromsgrove District Council is also supportive of improving zero or low-carbon energy schemes when adverse impacts are addressed satisfactorily.

The proposed air source heat pump would be situated on the lower roof of the Artrix Centre; where some plant and machinery is already located, and away from the edge of the roof. Due to this it is unlikely that the unit would be highly visible from within the street scene and as such it is not considered that it would have a detrimental impact on the character or appearance of the area.

Worcestershire Regulatory Services (WRS) were consulted on this application to help assess the potential noise impact the proposed unit would have on the amenity of the nearby residential properties and on the local area. They have confirmed that they do not consider that the proposed air source heat pump would adversely impact the nearest noise sensitive receptors. As such they have raised no objection to the application in terms of noise.

The Theatre Trust has not raised any objection to the application. They have set out that the proposed installation is minor in scale and delivers public benefits through enhanced environmental sustainability which should help reduce the Artrix's running costs. In turn this will help support its community, cultural and social function and improve viability for future operators.

Overall, it is considered that the proposed development complies with the provisions of the development plan and would be acceptable.

RECOMMENDATION: That planning permission be Granted subject to conditions

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following documents and drawings:

Drawing No. HUB356.ATBDC.PS.01 Location, Block Plan, Site Plans as existing and proposed

Document No. CN2138-ALT-ZZ-XX-RP-Z-6001 Design Proposal

Data Book Model CAHV-P500YB-HPB)-BS)

Hidros Thermal Solutions Air/ Water Heat Pump 2 Pipes

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

Case Officer: Claire Gilbert Tel: 01527 881655

Email: claire.gilbert@bromsgroveandredditch.gov.uk