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Your Ref:

Our Ref: PAA/39/14/

Please ask for: Mrs S Leeson

01903 737769

4 April 2014

Dear Sir / Madam

Pre-Application Advice

Erection of freestanding flue for biomass boiler
The Regis School Westloats Lane Bognor Regis

I write regarding the above matter and your enquiry received on 3rd March 2014.

Description Of Proposed Development

From the details submitted , I understand that you propose to erect a flu 21.2m high attached to the biomass boiler at the Regis School.

Description Of Site

The site is a school site which has recently been redeveloped and as part of that development is a single storey biomass boiler house.

Description Of Locality

The area is part of a residential street comprising a mixed character with houses to the rear and side of the boiler house.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity
Air pollution

Relevant Planning History

BR/298/12/	Application for Approval of Reserved Matters following Outline Application BR/120/11 for 2no single dwellings on two seperate sites	ApproveConditionally 25-02-2013
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BR/142/12/	Application for approval of reserved matters following outline approval BR/124/08 for residential development comprising 114 houses & flats on two sites including associated access, parking and landscaping.	ApproveConditionally 17-10-2012
BR/187/11/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 to supply and install new fence for playing field boundary - This application will be determined by WSCC	No Objection 28-07-2011
BR/58/11/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 to install a tensile roof canopy - This application will be determined by West Sussex County Council	No Objection 02-03-2011
BR/41/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for demolition of existing technology block building followed by the construction of the 'pheonix' two storey community youth hub with associated landscaping cycle storage and bin storage (this application will be determined by WSCC)	No Objection 02-03-2010
BR/256/09/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for variation of condition 24 of planning permission BR/252/08	ApproveConditionally 27-11-2009
BR/258/09/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for variation of condition 9 of planning approval BR/252/08	No Objection 06-11-2009
BR/362/08/	Application Under Regulation 3 of the Town & Country Planning General Regulations 1992 for Variation of Cond 2 on Planning Permission BR/243/96 date 26/11/96 to allow the retention of the relocatable classroom unit on site. (This application will be determined by West Sussex County Council)	No Objection 10-02-2009

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN7 GEN34 GEN21	The Form of New Development Air Pollution Renewable Energy
Planning policy guidance	NPPF	National Planning Policy Framework
Publication Version of the Local Plan - Excluding the Spatial Portrait, Employment, Housing Allocations, Transport, Monitoring and Implementation sections (February 2014):	QE DM3 Air Pollution SD SP1 Sustainable Development	

Principle

The site lies in an urban area where the principle of development is considered acceptable. The Government's National Planning Policy Framework gives great weight to the use of renewable energy and low carbon fuel sources

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7 requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

The proposed development is considered acceptable in that the position of the flue is somewhat screened by the bulk of the 4.5 storey school building. Only 3.2m of the flue will be visible above the roof line.

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. National Planning Policy Framework: indicates that good design should contribute positively to making places better for people. In this case, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties because the flue is sufficiently far enough away from the residential properties and it is 3m above the existing school height.

Drainage Engineers Comments

The Council's Drainage Engineers have no comments to make.

Environmental Health Comments

The Council's Environmental Health Officers have made the following comments:

The chimney height will be subject to approval under Section 15 of the Clean Air Act 1993. The proposed chimney height is in excess of the minimum of 20.2m specified by DEFRA on appeal against refusal to approve the previous chimney height of 7m. Consequently no objection.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved because it complies with the requirements of DEFRA and the Council's Environmental Health officers have raised no objections. The flue is located in a position that would not be unduly obtrusive.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement

Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided:

Please note that the Council introduced a new Local Validation Requirements List in July 2013 which you should refer to before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'KARL', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration