

# **Development Control Committee**

Thursday, 19 January 2023, 7.00 pm



## **Report of the Planning Policy and Development Manager**

Officers' Presentation (January 2023)



# **Oadby and Wigston Borough Council**

**Development Control Committee**  
**19 January 2023**



**Oadby & Wigston**  
BOROUGH COUNCIL

# Central Government Policy Advice:

- **“What is a material planning consideration?”**
- A material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission).
- The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that **planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations”**.

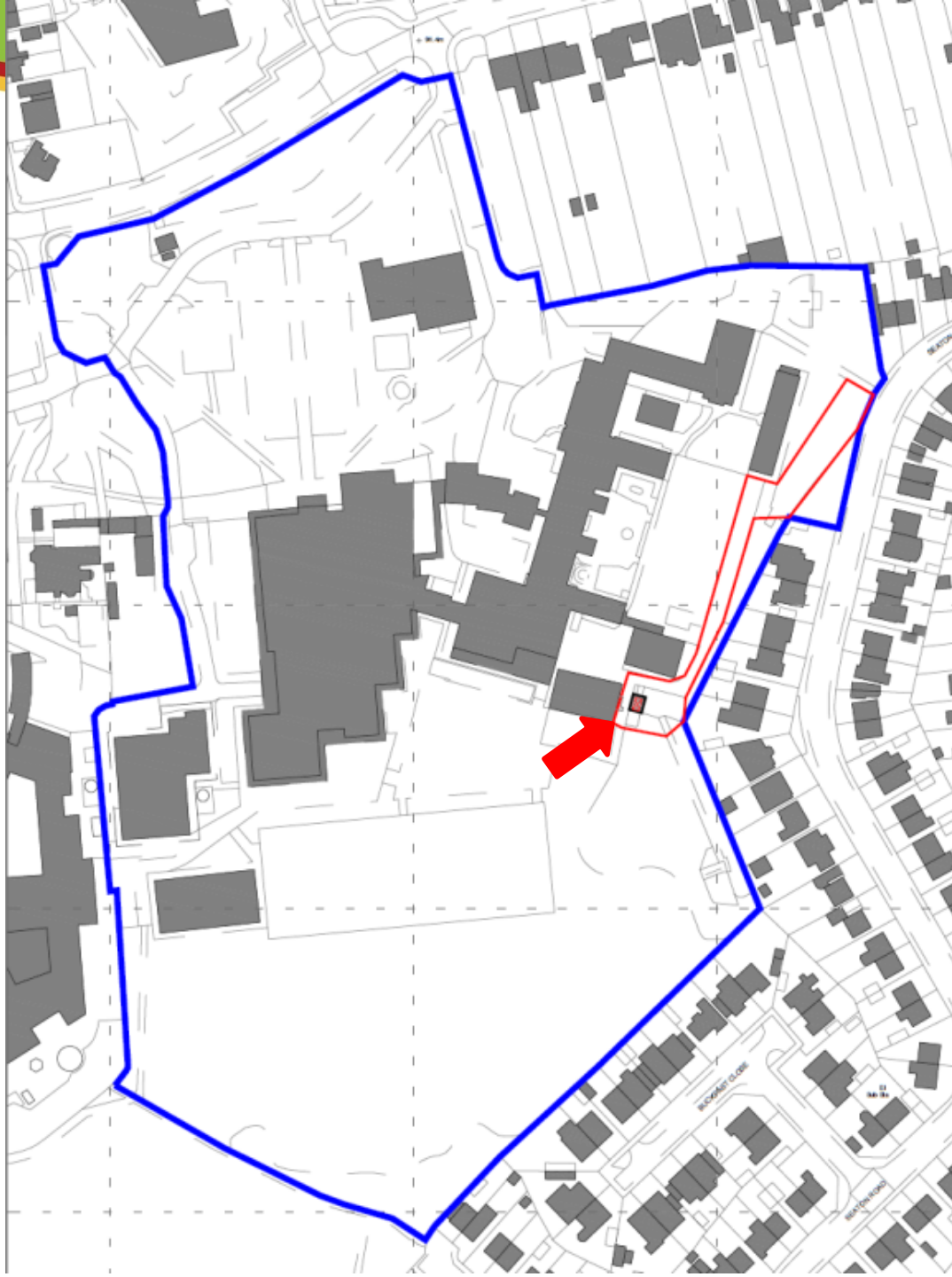


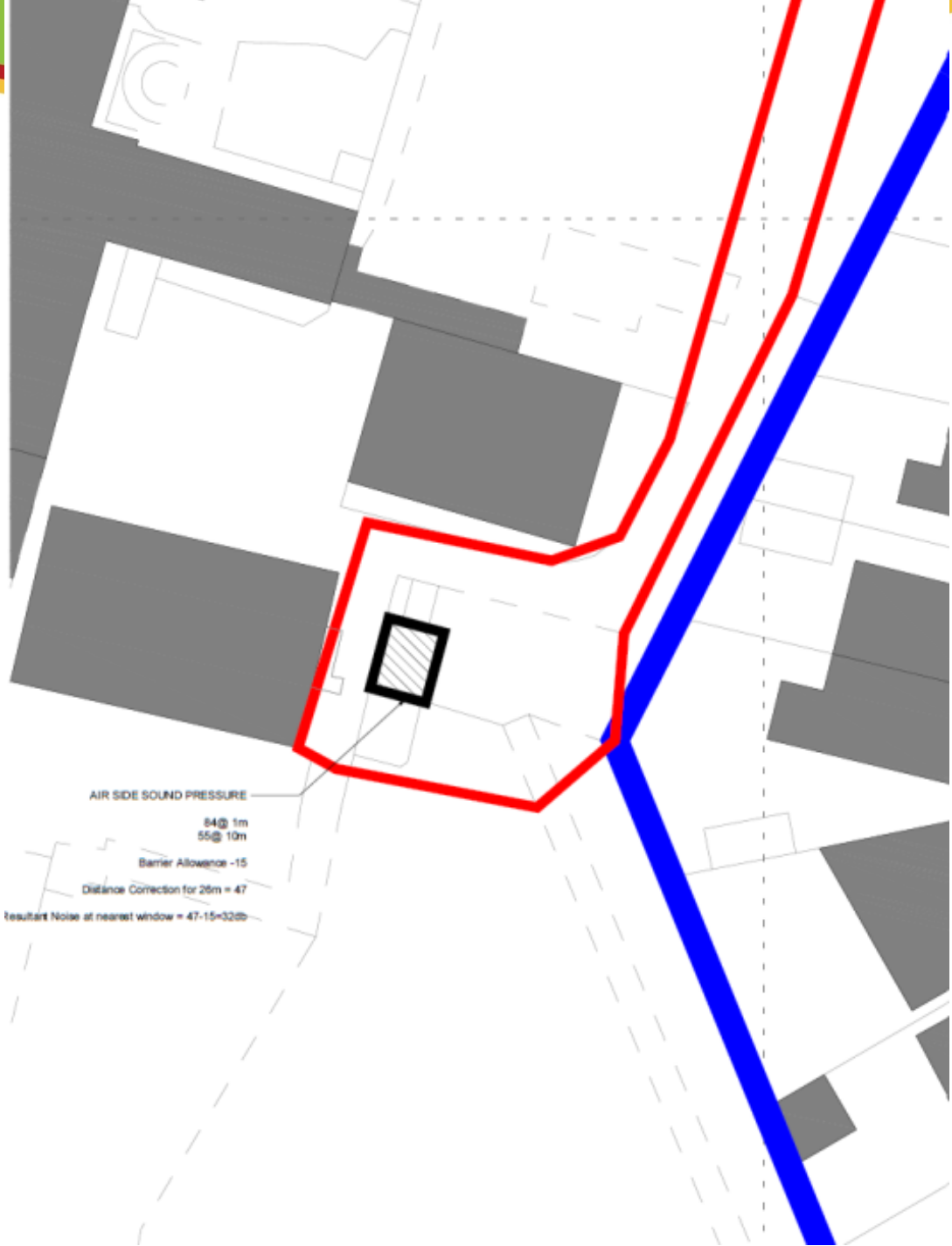
# **Application No. 22/00392/FUL**

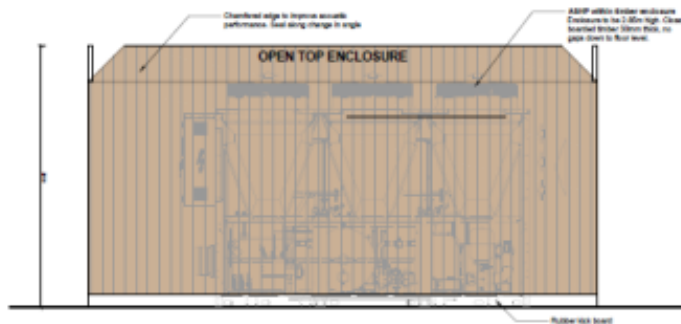
**Wigston Academy  
Station Road  
Wigston  
Leicestershire  
LE18 2DT**



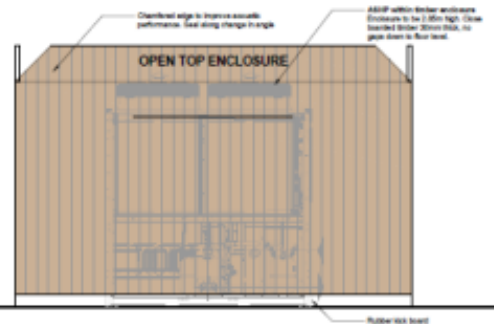
## Location Plan



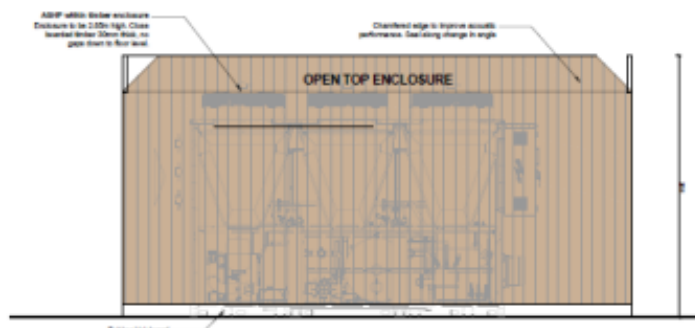




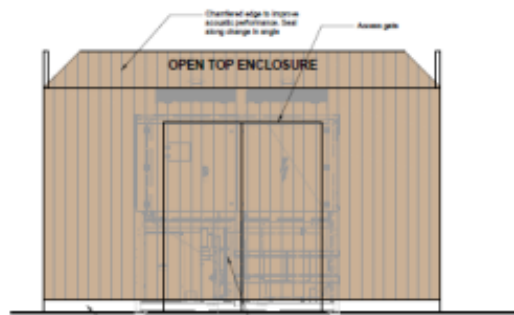
**A** ELEVATION A  
ASHP (SCALE 1:20)



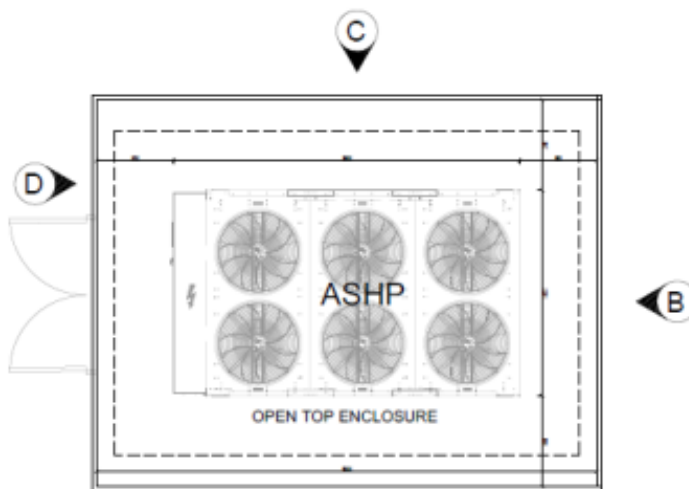
**B** ELEVATION B  
ASHP (SCALE 1:20)



**C** ELEVATION C  
ASHP (SCALE 1:20)



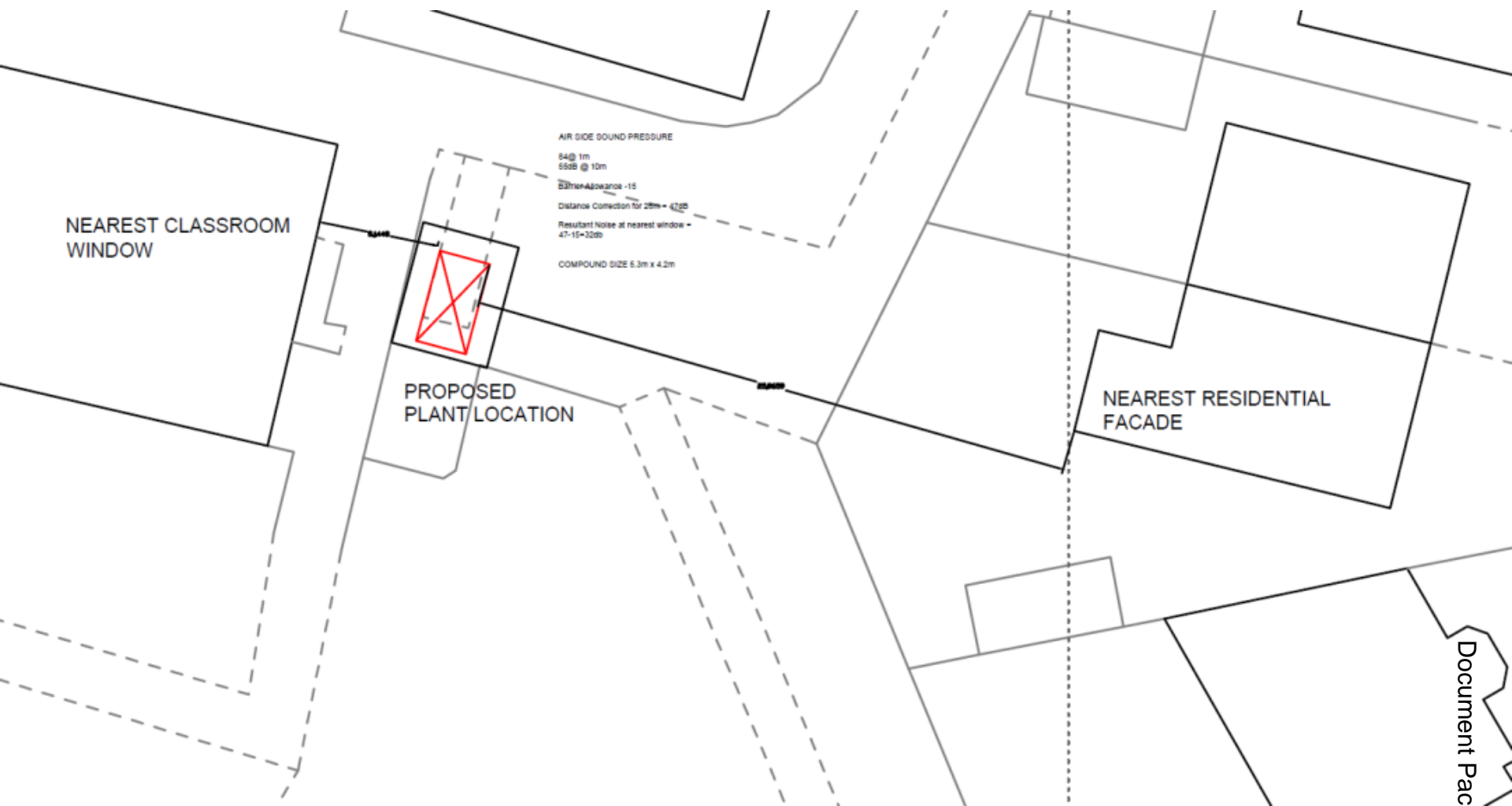
**D** ELEVATION D  
ASHP (SCALE 1:20)



**1** DETAILED PLAN  
ASHP (SCALE 1:20)











Location of ASHP



## Constraints: Buildings and Circulation Routes

### KEY



Site Ownership



Application Site



ASHP



Constrained Area

School Buildings  
The ASHP cannot be located internally as it required to have free airflow to function.



Constrained Area

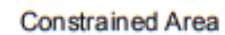
Circulation Routes  
Roads and walkways to be retained



### KEY



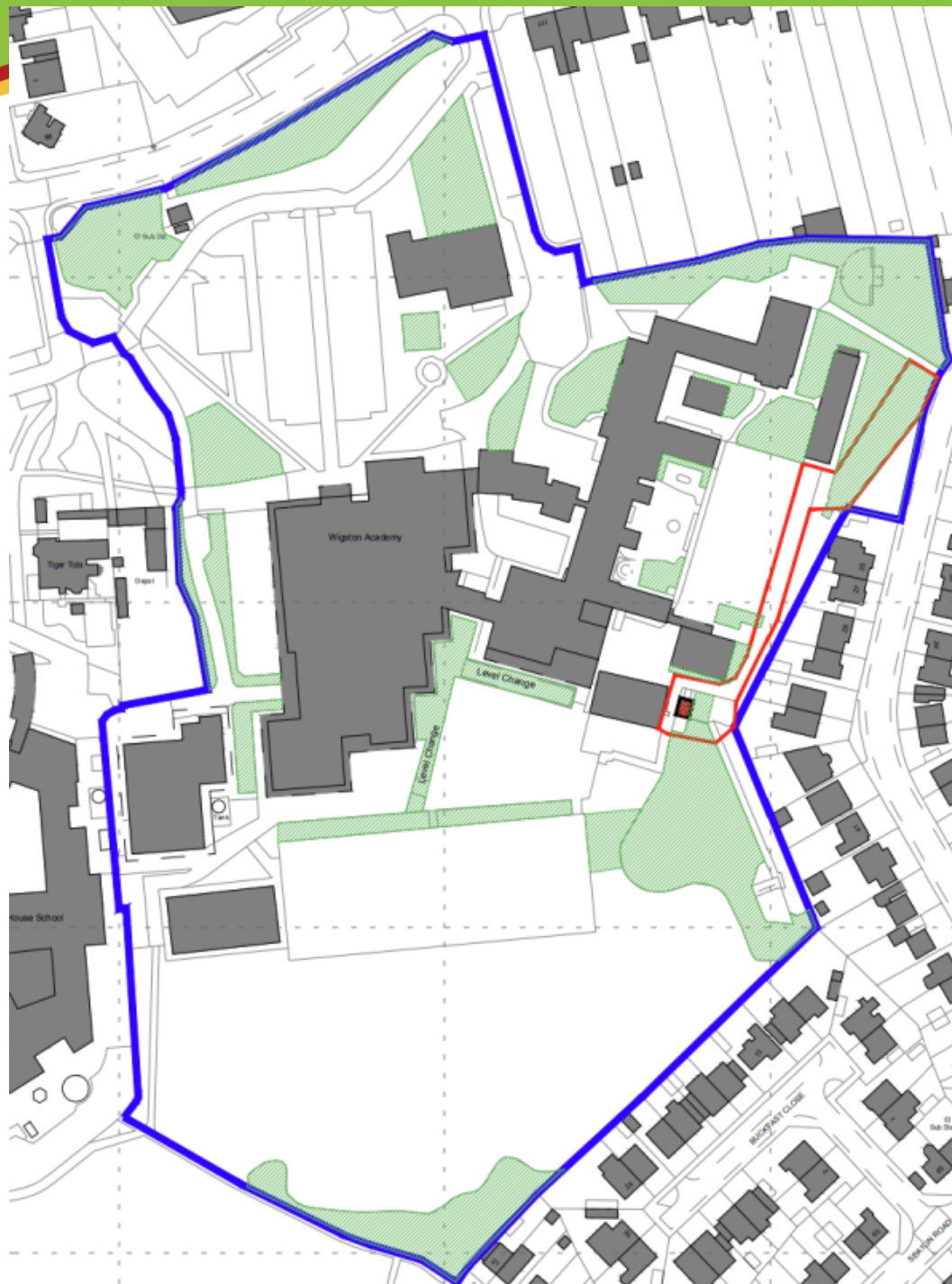
### Playing Fields and Playgrounds to be retained



### Car Parks to be retained







## Constraints: Trees and Dense Vegetation

### KEY



Site Ownership



Application Site



ASHP



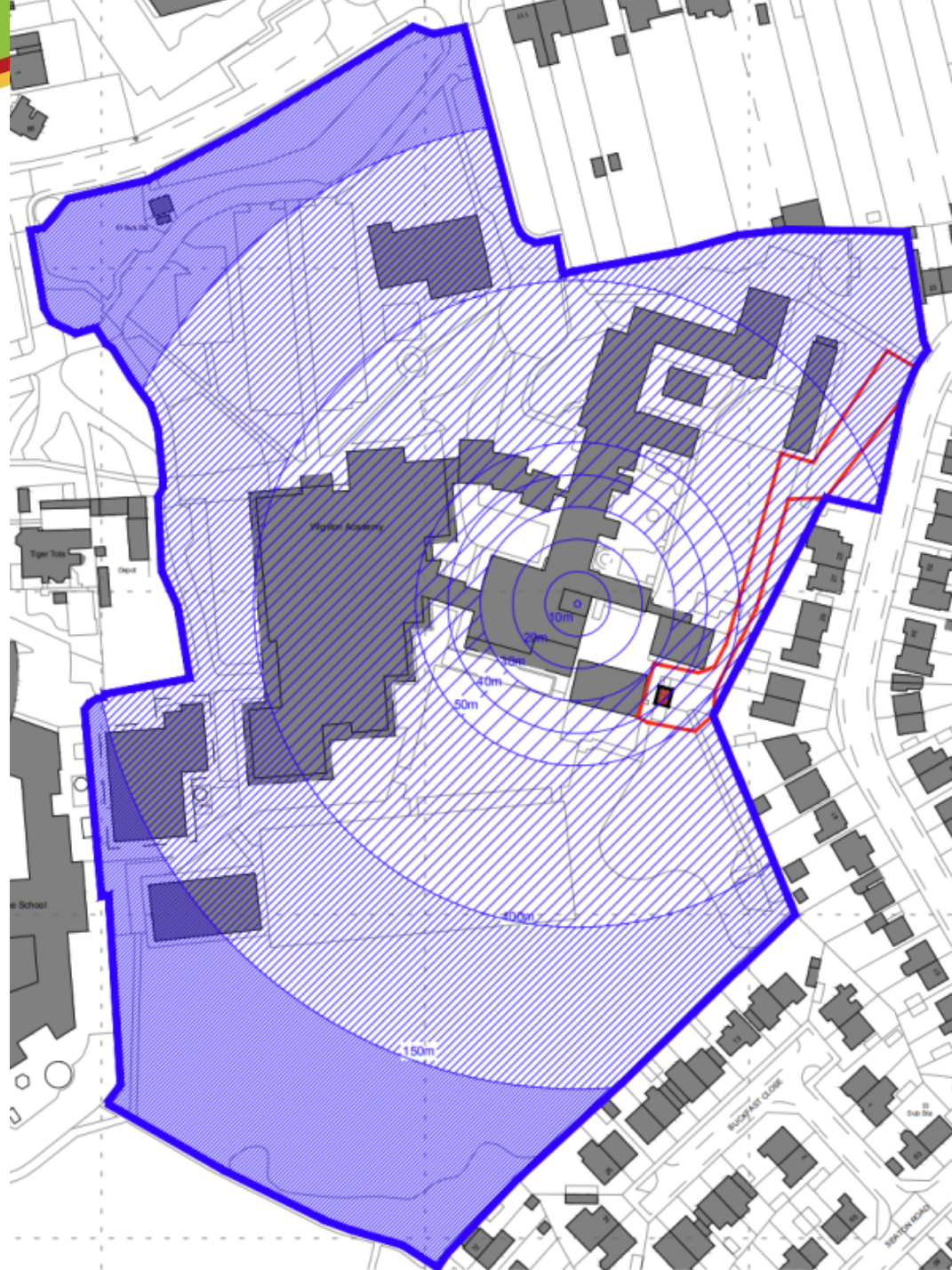
Constrained Area

Trees

All trees or dense vegetation to be retained



## Constraints: Proximity to Plant Room






### Proximity Limit - Cost

The funding for this project allows for approximately £35,000 for ancillary works, including the trenching and pipework. Therefore, the maximum distance from the plant room would be 45m for the project to be viable. The current location is already on this limit.

### Proximity Limit - Efficiency

The heat loss from underground pipework and pump pressure required all have an impact on energy usage. At around 100m distance the water circulation pump pressure increases by around 30kPa which is around 30% increase. The heatloss increases by around 10, so that's 10% less useful heat and wasted energy.

-  More than 150m from Plant Room  
approximately £120,000 min.
-  More than 100m from Plant Room  
approximately £80,000 min.
-  More than 50m from Plant Room  
approximately £40,000

\*approximate costs based on current rates of £800 per linear meter of trenching/cabling. Costs will likely be higher when actual routing around buildings is considered.

#### KEY

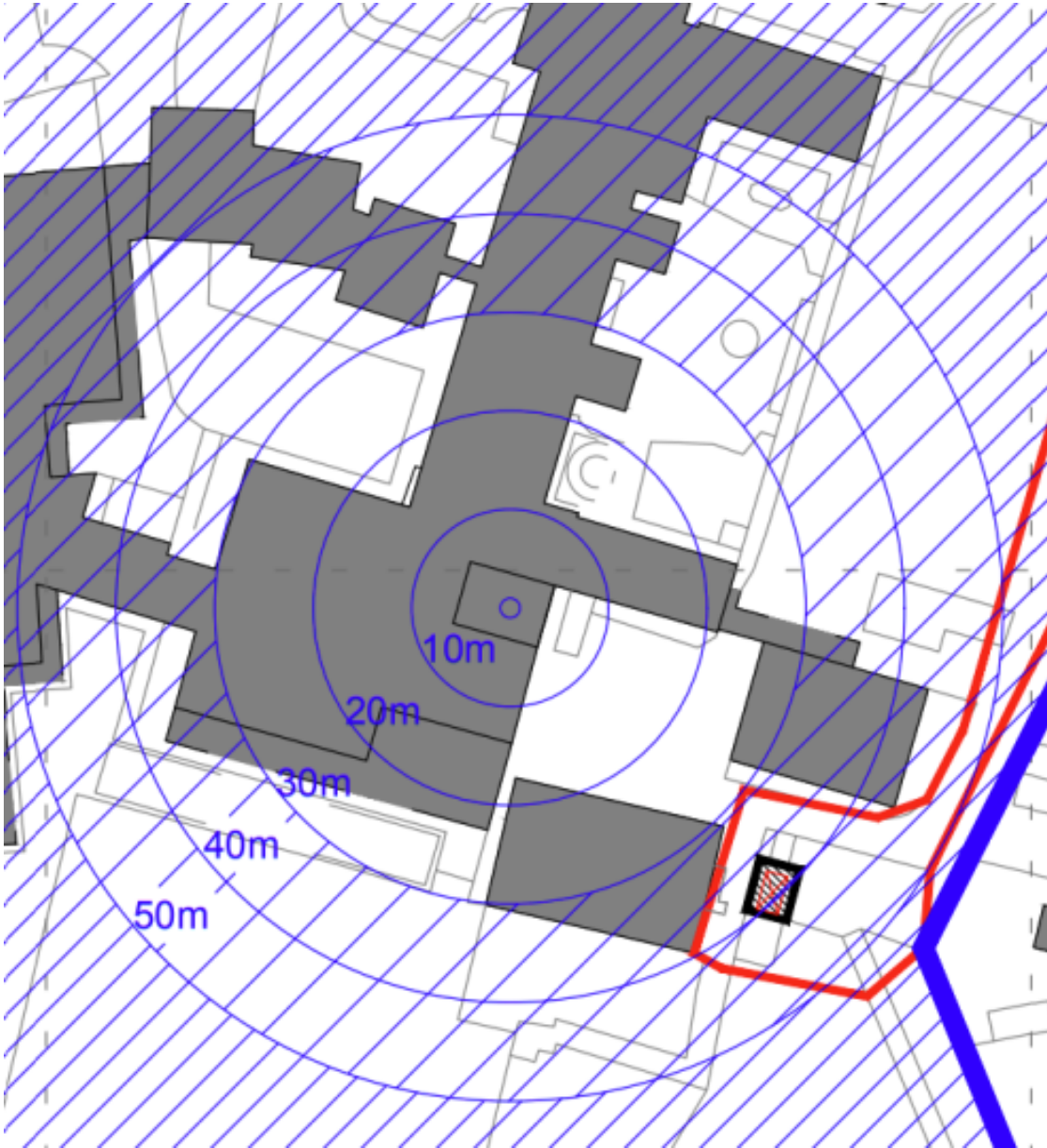
-  Site Ownership
-  Application Site
-  ASHP
-  Constrained Area

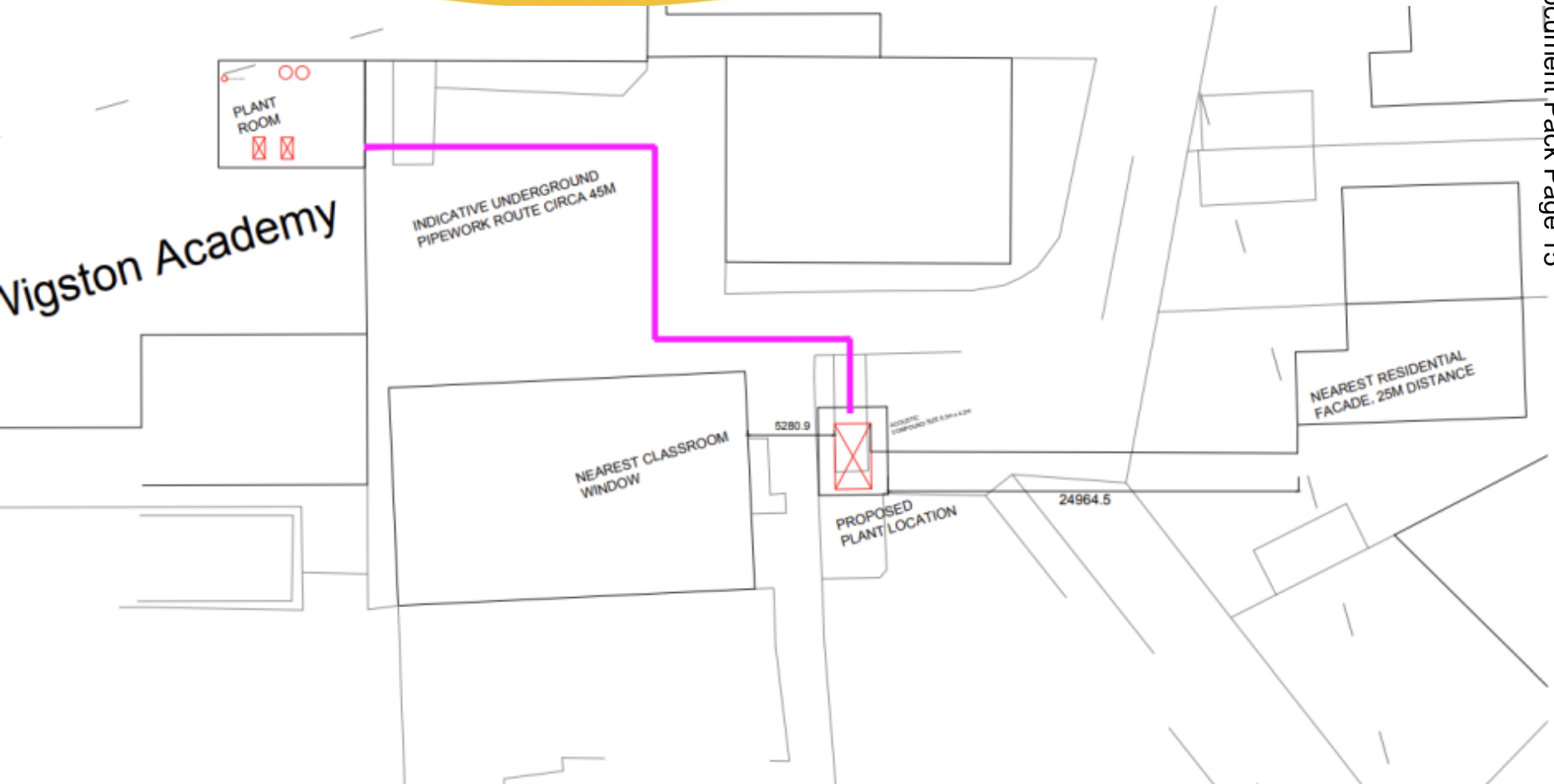
Proximity to Plant Room.  
Approximate distance.

The further from the plant room the ASHP the less efficient the unit becomes and the greater the cost of trenching and pipework will be.









**Constraints: Proximity to Plant Room.**  
**Current Location = 45m**

## Constraints: Noise Impact

### KEY



Site Ownership



Application Site



ASHP



Constrained Area - Classrooms

maximum 40dB rating at facade  
therefore within 3m of facade is not acceptable



Constrained Area - Residential Facades  
maximum 30dB rating at facade  
therefore within 10m of facade is not acceptable  
20m from the facade is ideal



Constrained Area - Residential Boundary  
maximum 39.1dB rating at boundary  
therefore within 10m of boundary is not acceptable

See accompanying Acoustic Assessment for further detail on methodology.

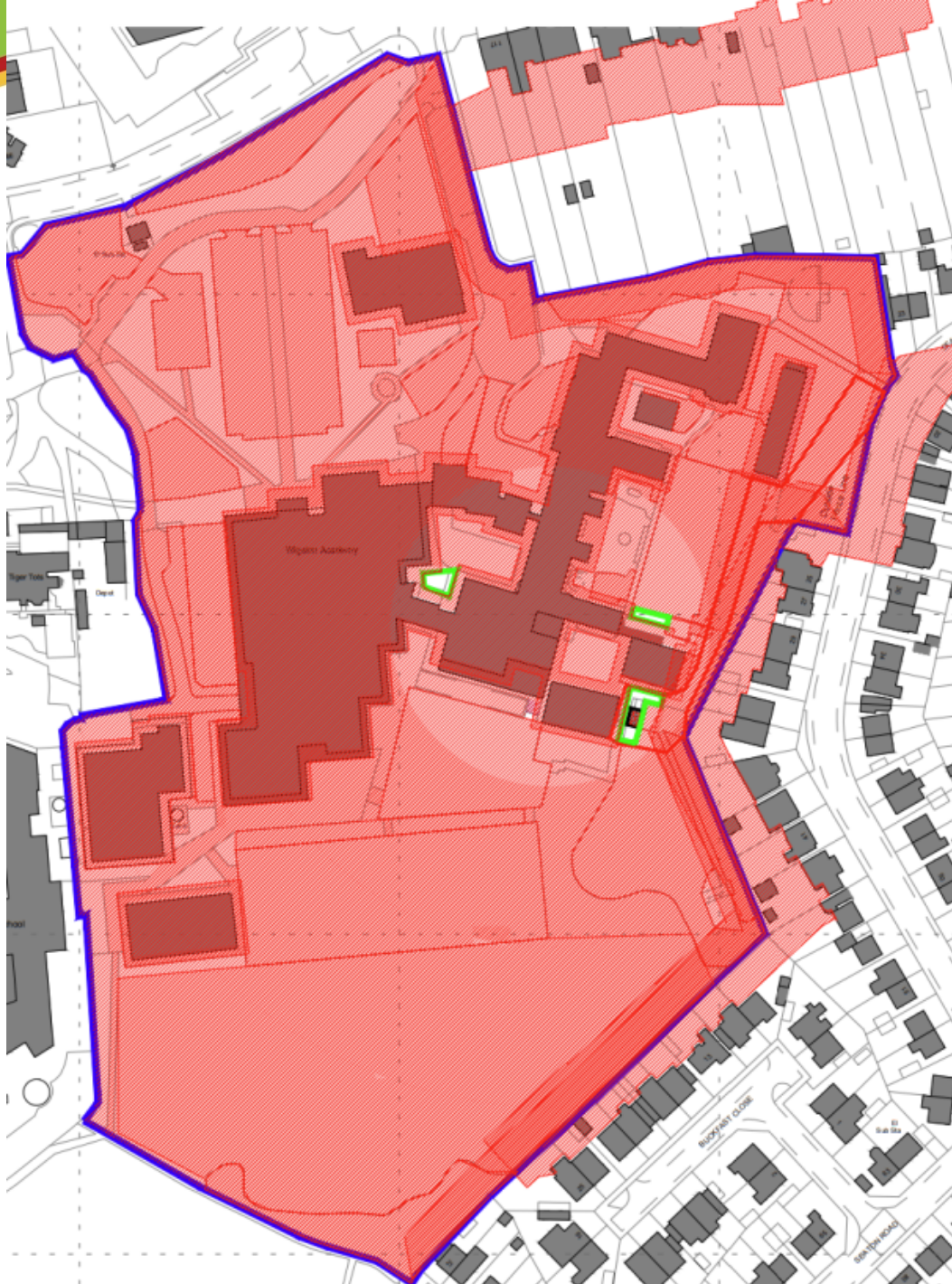




## Constraints: All Constraints

### Available Locations

The available locations are highlighted in green. Only the current locations has the space available to accommodate the ASHP and timber enclosure.



#### KEY



Site Ownership



Application Site



ASHP



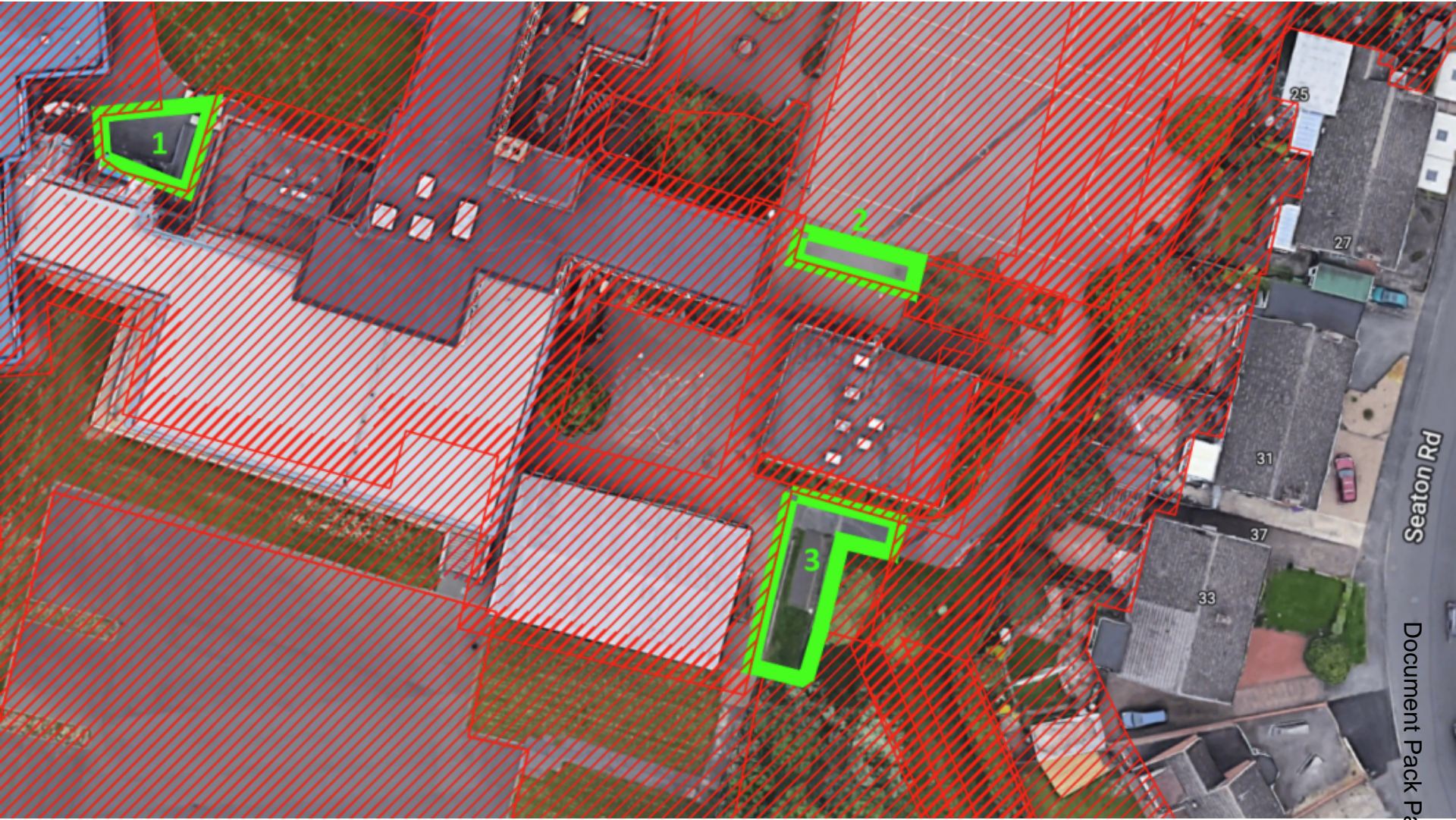
Constrained Areas - All



Possible Locations for ASHP





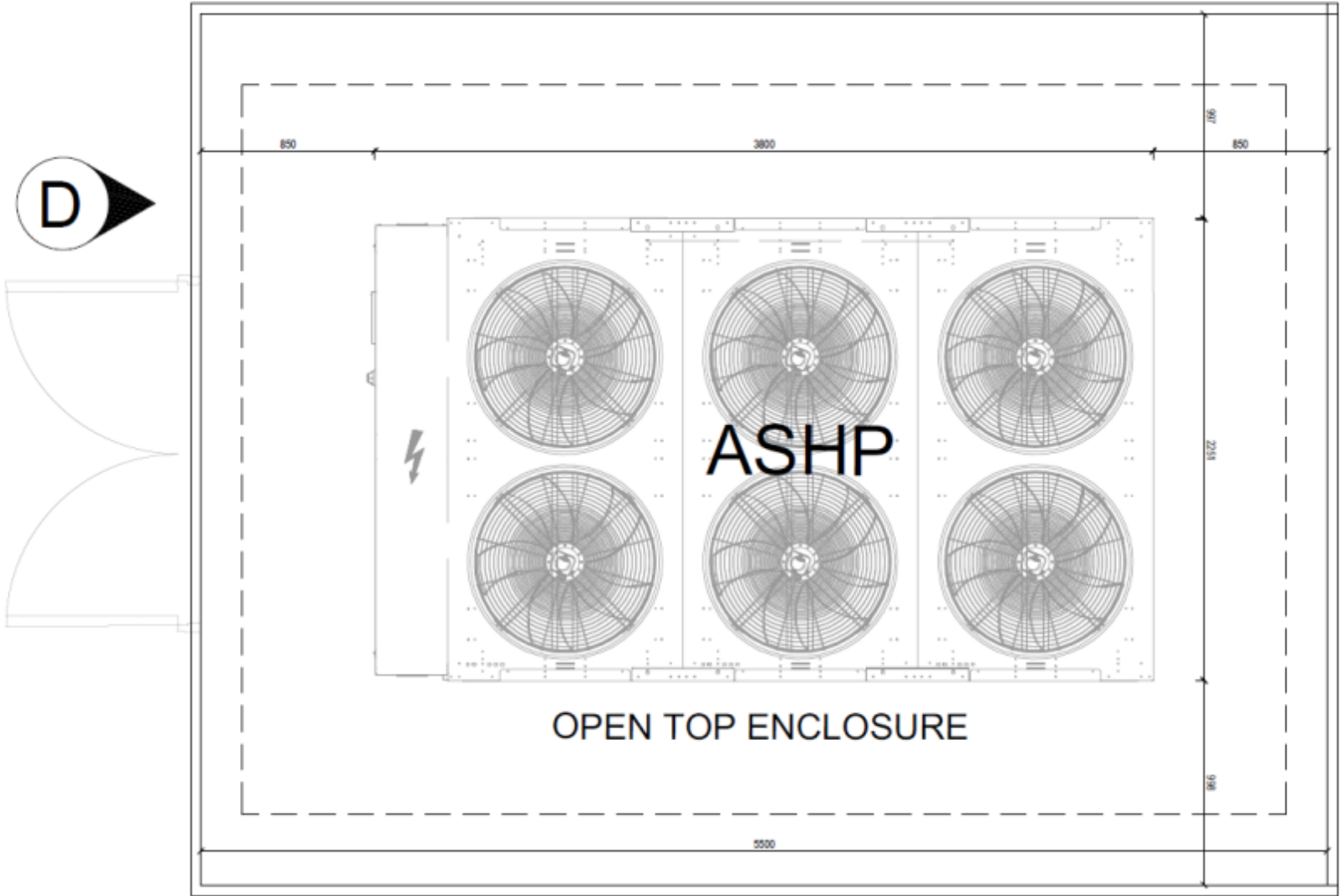


**Constraints: All Constraints – On Aerial View**

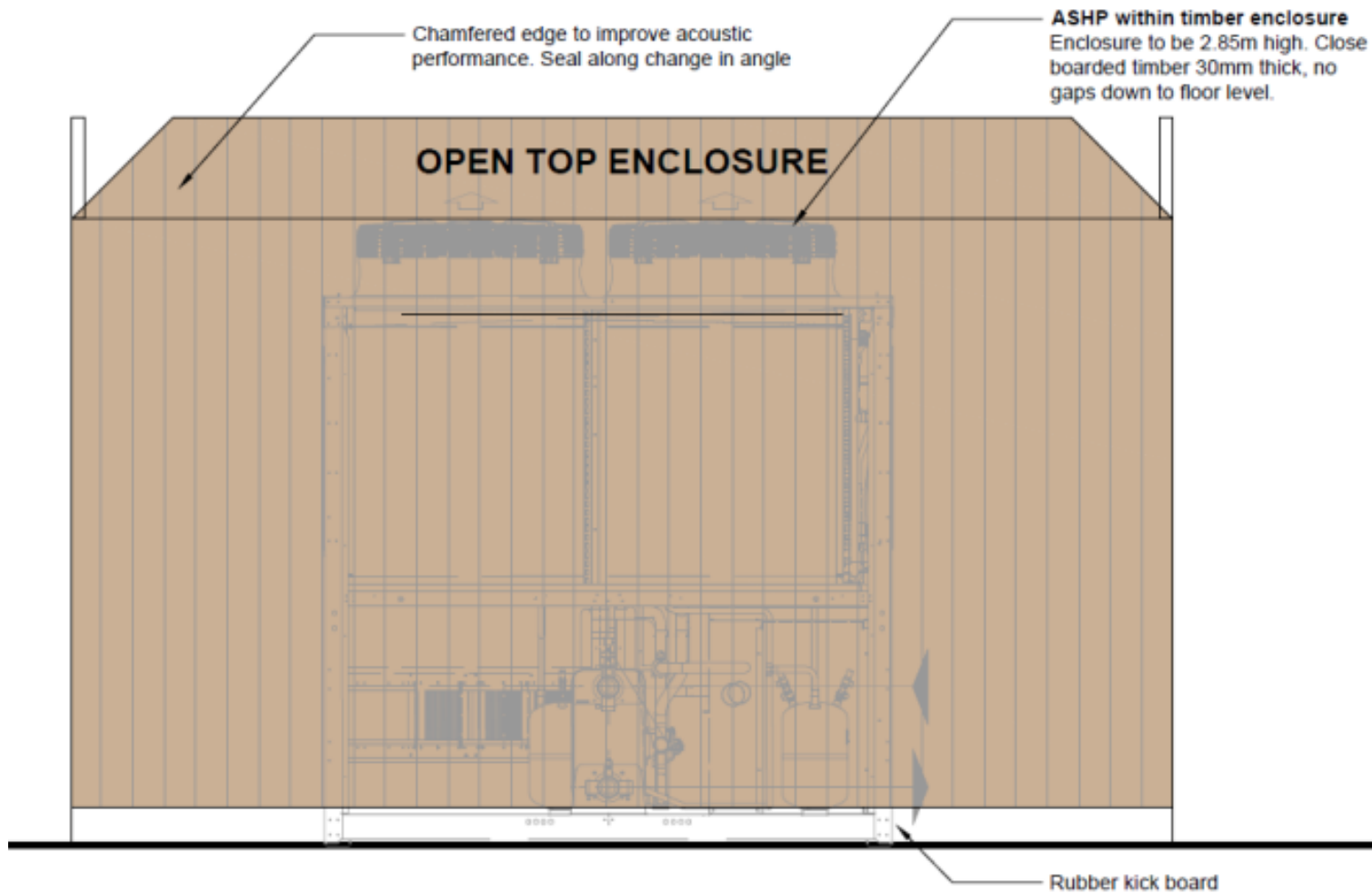
END

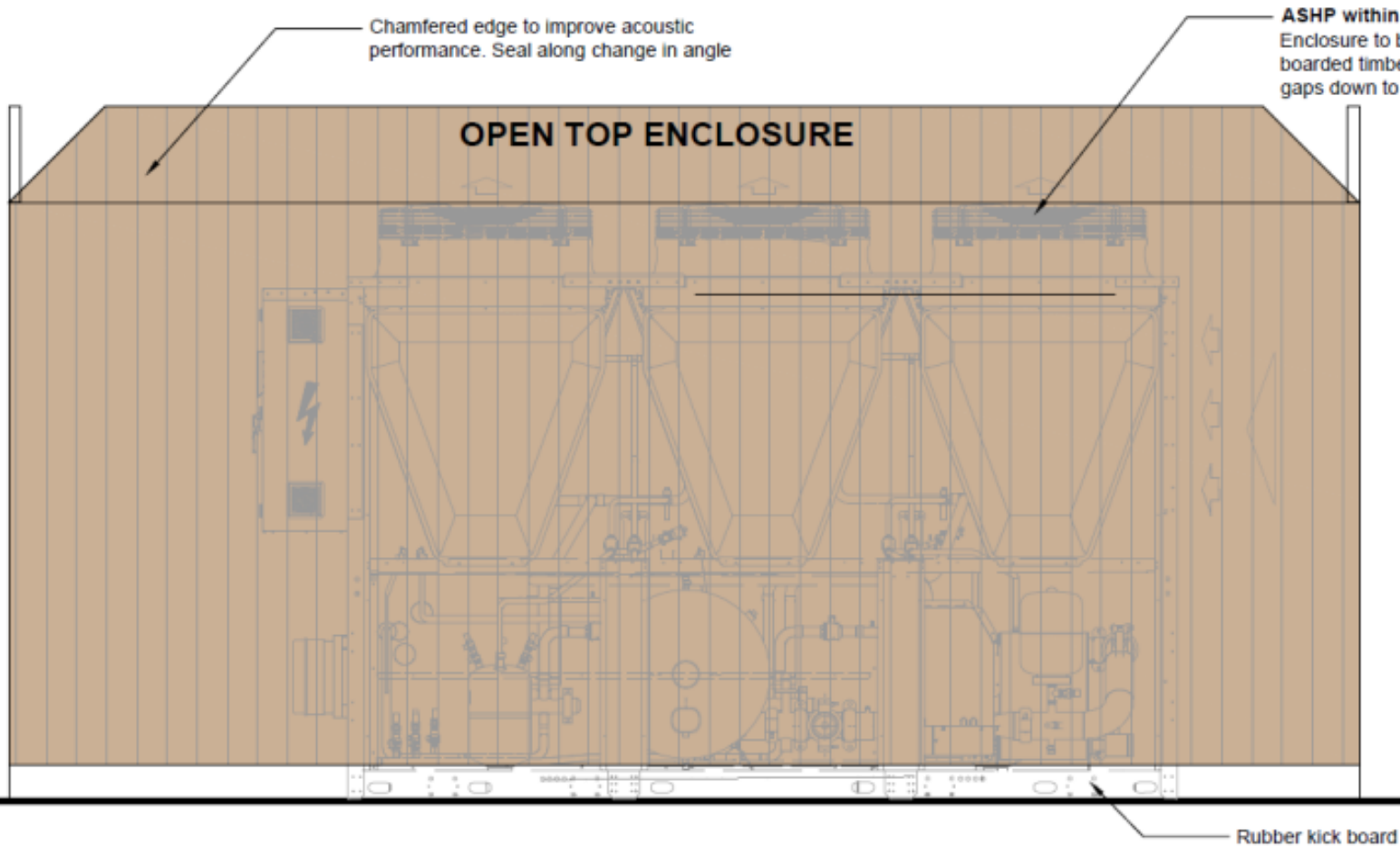
























Neighbours

Location of ASHP



## View of site from neighbouring garden





View of site from neighbouring garden







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