





## **Consultations**

A site notice has been posted together with individual notification of surrounding residents.

## **Residents**

1 comment has been received from residents supporting the application and raising the following:

- Happy for the substation to be added to the national grid system,
- Recent power cut in the area so suspect the system requires upgrade.

## **Environment Agency**

The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns.

## **NCC Highways**

No objections since the application does not have a detrimental effect on highway safety and capacity.

## **Local Lead Flood Authority**

The LLFA do not make bespoke comments on this scale of proposal but recommend standard guidance should be followed in respect of flood risk and surface water drainage from the development.

## **ADC Tree Officer**

Requested surveys and protection measures of the trees to be retained.

## **Policy**

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

### **Ashfield Local Plan Review (ALPR) (2002)**

ST1 – Development

ST2 – Main Urban Area

### **National Planning Policy Framework (NPPF) (December 2023)**

Part 2 – Achieving sustainable development,

Part 12 – Achieving well designed and beautiful places

Part 14 – Meeting the challenge of climate change, flooding and coastal change

## **Relevant Planning History**

V/1984/0292 – Use of Land for the Development of 5000m<sup>2</sup> of Office and 300 Parking Spaces – Conditional

V/1984/0393 – Use Site for Centralised Office Accommodation (5000m<sup>2</sup>) & 283 Car Parking Spaces – Conditional

V/1984/0664 – Erection of Offices and Associated External Works – Conditional

V/1989/0913 – Extension to Form File Storage Generator and Fuel Storage – Conditional

V/2003/0362 – Installation and Mounting of Roof Array Photovoltaic Cells to Provide Renewable Energy and Green Electricity – Conditional

V/2009/0223 – Solar Panels – Conditional

V/2011/0432 – Installation of Photovoltaic Panels on the South Facing Pitches of the Roof of the Ashfield District Council's Central Offices – Conditional

V/2016/0544 – New Entrance Door and Alterations to External Appearance of Building – Conditional

V/2023/0459 – Increase Solar Panels on Rood and Installation of Air Source Heat Pump – Conditional

### **Comment :**

#### **Main Considerations**

The main issues to consider in the determination of this application are considered to be:

- Visual Amenity
- Residential Amenity
- Highway Safety
- Trees

#### **Visual Amenity**

The proposed substation will be constructed of green painted metal GRP housing located to the front of the Council Offices but behind the Ada Lovelace building. The substation will measure 4m by 4m with a height to the eaves of approximately 2.5m and a height to the ridge of 2.8m.

The substation is considered to be of a typical design and will mostly be visible from within the site with limited views from the adjacent supermarket car park. There is planting along the boundaries around the proposed substation which assists to screen the proposal and soften its appearance.

Whilst the substation will be visible it is considered that it is unlikely to have an impact on the character of the street scene or visual amenity of the area that would be significant enough to warrant a refusal.

#### **Residential Amenity**

No objections have been received from residents however 1 letter of support was received.

The proposed substation will be sited more than 50m away from residential properties with the closest being located on Millers Way.

The substation will be in proximity to the existing Council Offices and commercial buildings adjacent however due to the size and siting it is considered unlikely that the proposal would have a detrimental impact on any residential or commercial properties in the vicinity in terms of overbearing and overshadowing.

It is acknowledged that there can sometimes be a low level of noise coming from electricity substations however it is considered unlikely that this would be detrimental enough to impact neighbouring properties or the commercial properties adjacent.

### **Highway Safety**

Nottinghamshire County Council have been consulted on the proposal and have commented that the application does not have a detrimental effect on highway safety and capacity, as such they offer no objections.

To accommodate the proposed substation minor alterations are proposed to the existing car park. The alterations proposed are as follows:

- Relocate two EV charging points further east within the car park
- Reconfigure a number of parking bays
- Provide a 3m wide clear hatch area for 24 hour access to the substation
- Bring a redundant parking space back into use to offset the loss of a space.

The existing visitor car park has 26 standard parking spaces and 4 accessible parking spaces, after the proposed alterations the same number of spaces will be available. As such it is considered that the proposal is unlikely to have a detrimental impact on highway safety, car parking or highway capacity.

### **Trees**

To allow space to site the proposed substation a tree will need to be removed however to offset the loss of the tree it is proposed that there will be replacement landscaping along the southern boundary of the car park.

The Councils Tree Officer has commented that surveys and protection measures will be required. It is recommended that it is conditioned for an arboricultural method statement and details on protection measures are submitted and approved in writing prior to commencement to ensure that there is minimal impact on the trees that are to be retained.

### **Conclusion :**

Having reviewed the submitted information and comments received against all relevant policies and material planning considerations it is considered that the

proposal is unlikely to have any detrimental impacts on visual amenity, residential amenity, highway safety or trees.

**Recommendation: - Grant Consent Conditionally**

**CONDITIONS**

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. The materials and finishes to be used for the external elevations and roof of the proposal shall match those detailed in the submitted application form.
3. This permission shall be read in accordance with the following plans:
  - Site Location Plan, Dwg No. 207GF-ADC-08-SS-DR-A-001Rev P03, received 22/05/2024
  - Site Block Plan as Existing, Dwg No. 1207GF-ADC-08-SS-DR-A-002 Rev P01, received 04/04/2024
  - Site Block Plan as Proposed, Dwg No. 1207GF-ADC-08-SS-DR-A-003 Rev P01, received 04/04/2024
  - Proposed Elevations and Floor Plans, received 04/04/2024
4. Prior to the commencement of the hereby approved development an arboricultural method statement and details of tree protection measures shall be submitted and approved in writing by the Local Planning Authority.
5. During the first period 1 October to 31 March inclusive following completion of the felling, replanting shall take place in the vicinity of the felled tree(s) using tree(s) of a size and species to be agreed with the Council prior to the commencement of felling.

**REASONS**

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
3. To ensure the satisfactory appearance of the development.
4. To ensure that the trees are satisfactorily protected during the period when construction works take place on the site.
5. To safeguard the visual amenity of the area.

**INFORMATIVE**

1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an

appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).

2. In order to avoid impacts to nesting birds, all tree/shrub/hedgerow/scrub and rough grassland removal work be undertaken outside of the bird-breeding season (March-September inclusive). If works are to be carried out during this time then a suitably qualified ecologist should be on site to survey for nesting birds prior to any vegetation clearance. As you will be aware all nesting birds', birds' nests, young and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended). Nesting is taken to be from the point at which birds start to build a nest, to the point at which the last chick of the last brood of the season has fully fledged and left the nesting area.