

Your Ref: **PP-12714965**
Our Ref: HPD/CD/CM/23/105
Date: 05 January 2024

Tunbridge Wells Borough Council
Town Hall
Mount Pleasant Road
Royal Tunbridge Wells
Kent
TN1 1RS



Hybrid Planning & Development Limited
The Old Vyner Street Gallery
23 Vyner Street
London
E2 9DG

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Dear Sir / Madam,

RE: UNIT 1, ORCHARD BUSINESS PARK, TRANSFESA ROAD, PADDOCK WOOD, TN12 6UT

On behalf of our client, Screwfix Direct Limited, we are instructed to submit a retrospective planning application for the installation of 2 no. external air source heat pump units, at the abovementioned property.

Accordingly, please find enclosed herewith the following documents, which in addition to this letter, comprise the application:

- Duly completed Planning Application Form;
- Completed Certificate B and Copy of Notice as served;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Existing (Prior to Works) Plan Layout (Dwg no. 0020-EX_GA-P3);
- Existing (Prior do Works) External Elevations (Dwg no. 0022-EX_ELEV-P3);
- Proposed (Retrospective Works) Plan Layout (Dwg no. 0021-GA-P3);
- Proposed (Retrospective Works) External Elevations (Dwg no. 0023-ELEV-P3);
- Block Plan (Dwg no. 0026-BLOCK-P3); and
- Flood Risk Assessment.

The statutory application fee of [REDACTED] has been paid electronically by card following submission of this application via the Planning Portal.

The following sections of this letter outline the planning history for the site, Screwfix's proposed operation, and an assessment of the proposal against the relevant national and local planning policy.

BACKGROUND

The application site is located at the Orchard Business Park. Access and egress to the site is achieved via Transfesa Road, which leads to Maidstone Road, the A228, A26 and beyond.

In the vicinity of the site, the surrounding area is primarily characterised by a mix of industrial, commercial, and residential uses.

We are aware of the following planning history for the site:

- LPA Ref: 87/00319/PARTB - Part B - Phase II - Extension for warehouse/distribution use. Decision Not Available.

LPA Ref: 87/00319/PARTA - Part A - Phase I - Warehouse/distribution depot with packhouse, offices, car and lorry parking. Approved 22 July 1987.

LPA Ref: 87/00319/FUL - Part A (see 87/00319/PARTA - Granted) Part B (see 87/00319/PARTB - No Decision). Part approved, part refused 24 July 1987.

LPA Ref: 87/01087/FUL - Warehouse and distribution depot with packhouse, ancillary offices and car parking (revision Phase I of TW/87/0319). Approved 27 October 1987.

LPA Ref: 89/00149/FUL - Six units - B1 (business), B2 (industrial), B8 (warehouse). Approved 22 June 1989.

LPA Ref: 90/01525/FUL - Variation of condition of two units for one firm (Cond 10 of TW/89/0149) and erection of air condenser units. Approved 15 February 1991.

LPA Ref: 07/00189/FUL - Installation of a dock leveller and loading pod. Approved 20 March 2007.

There is no later planning history in relation to the site.

SCREWFIX DIRECT LIMITED

Screwfix Direct Limited comprises a Class B8 trade counter operation supplying local building companies. Their products are also sold over the internet, via a catalogue, over the telephone as well as over the trade counter; with any individual unit servicing its own local area for each of these methods of purchase. Screwfix brands and products are formulated for the trade professional in terms of quantity and type of goods.

THE APPLICATION PROPOSALS

This retrospective planning application seeks permission for the installation of 1 no. DAIKIN RZA200D and 1 no. DAIKIN RZAG100NV1 air source heat pumps to the rear elevation of the property to serve the commercial premises.

The air source heat pumps have dimensions of 870mm x 1100mm x 460mm and 870mm x 1100mm x 460mm, respectively; and are fixed to the floor on rubber feet.

THE ADOPTED LOCAL DEVELOPMENT FRAMEWORK

The Local Development Plan for Tunbridge Wells Borough comprises the Local Plan 2006 Remaining Saved Policies (2016), Core Strategy (2010) and The Tunbridge Wells Borough Site Allocations Local Plan (2016).

On the Policies Map accompanying the above, the site falls within an 'Economic Development Area', in accordance with policies ED1 and ED3 of Tunbridge Wells Borough Local Plan 2006 Remaining Saved Policies (2016).

Policy CS5 'Sustainable Design and Construction' of the Core Strategy (2010) states that the Council will apply and encourage sustainable design and construction principles and best practice in order to combat avoidable causes of climate change and adapt to and/or mitigate already-unavoidable impacts of climate change, expecting new developments to have regard to, and implement, South East Plan renewable energy and energy efficiency targets, as well as wider carbon reduction targets.

DESIGN AND AMENITY

This retrospective planning application seeks permission for the installation of 2 no. air source heat pump units on the rear elevation of the property, which itself, is situated in Paddock Wood, and surrounded by a mix of industrial, commercial and residential uses.

It is not considered the proposed units will give rise to any undue level of noise disturbance over and above

the existing position. The proposed location of the air source heat pumps ensures the units are screened by existing landscaping and not directly visible from the street scene, and therefore do not result in any harm to the surrounding area.

Furthermore, it is not considered that the development would have a detrimental impact on surrounding amenities or the character and appearance of the Class B8 building, and would enhance the environmental sustainability of the property. Air source heating causes little impact to the environment, and is a technology that is becoming increasingly popular, not least as generating heat from renewable sources is environmentally sustainable due to producing zero carbon emissions.

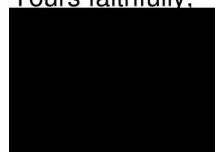
Therefore, having regard to Policy CS5 of the Core Strategy (2010), the proposed development is considered to be acceptable.

CONCLUSION

Screwfix Direct Ltd., make a positive contribution to the commercial and community life of the area and provide essential trade counter services to local businesses and large organisations. However, in order to operate from the branch, an effective heating system is required to maintain a suitable climate within the premises.

We trust that you have sufficient information to determine this application, but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact me.

Yours faithfully,



Charlotte Mills
SENIOR PLANNER

Encs