

THE HIGHLAND COUNCIL

South Planning Applications Committee
17 January 2017

Agenda Item	6.3
Report No	PLS 005/17

16/02776/FUL: Glenmoriston Arms Hotel
Glenmoriston Arms Hotel, Invermoriston

Report by Area Planning Manager – South/Major Developments

SUMMARY

Description: Installation of Bio Mass CHP (Combined Heat and Power) unit

Recommendation: GRANT

Ward: 13 - Aird And Loch Ness

Development category: Local

Reason referred to Committee: 5 or more representations

1. PROPOSED DEVELOPMENT

- 1.1 The proposal involves the installation of a shipping container to house a biomass boiler measuring approximately 3m in length by 2.4m in width by 2.6m in height with a flue. This will be surrounded by 2.5m close boarded vertical fence. It will run in conjunction with existing biomass boiler which is located to the south. It will be located in the northeast corner of the grounds of the Hotel and set well back from the Trunk Road and will be at a lower level than the access road to the north. It will only be visible from that track.
- 1.2 The plant consists essentially of an electrical generator combined with equipment for recovering and using the heat produced by that generator. It is basically a boiler and turbine in one unit which burns wood pellets and this generates heat which turns a turbine. This is water cooled which gives the heat element. There will be no additional engines or gas produced. This will be run in conjunction with the existing biomass cabin to supply energy to the Hotel.
- 1.3 At the time of the submission of the application information was submitted in respect of fuel consumption and laboratory emissions. Following submission further supporting information was submitted regarding data specifications and a noise assessment. Those who made representations were advised of the latter but have not made any further representations as a result of this information.

2. SITE DESCRIPTION

- 2.1 The container will be located to the north of the existing timber biomass boiler building that exists at the Glenmoriston Arms Hotel. Access will be taken from the existing access track above the property to the north, which serves several properties which leads to Achnaconeran. The closest house is Hazlewood to the northwest.

3. PLANNING HISTORY

- 3.1 23.02.2010 - Restaurant extension granted planning permission (10/00013/FULIN).
- 3.2 11.09.2012 - New external Biomass Cabin granted planning permission (12/03069/FUL).
- 3.3 11.03.2016 - Application to install a Biogas CHP (15/03981/FUL) refused planning permission on the following grounds:

“The information required to assess and determine the application, particularly in relation to the potential impact on adjacent properties in terms of noise and odours, has not been submitted in accordance with the request under Regulation 24 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.”

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Schedule 3 development 30.09.2016

Representation deadline : 30.09.2016

Timeous representations : 5

Late representations : 0

- 4.2 Material considerations raised are summarised as follows:

- Noise – Will cause disturbance. No information on acoustic levels from generator and could be 70dB where background levels are 50-55dB and significant increase in background noise levels for a rural community. From information provided it could be 50/60dB. Topography means noise reverberates from surrounding hills. Acoustic grade fence will have little effect on noise reduction from the generator. Neighbouring houses are built at a higher elevation so only solution would be to enclose the installation, including the top of the container, within an acoustic enclosure to reduce the noise emissions to the area's background noise levels.

- Emissions – data of little value for a plant in use in damp atmospheric conditions of Invermoriston. If burner does not reach the required temperature due to dampness then gases will be vented into the local atmosphere with the potential to cause smog and smell made worse due to the topography of the village and the fact that 2 main roads pass through. With low lying cloud in damp conditions air quality is already poor.
- Heavy vehicle movements on narrow lane with no turning and poor visibility at junction with A887. No turning point and vehicle will need to either reverse into the lane from A887 or reverse out from the site towards A887. Delivery lorry is large and takes time to load wood pellets into the storage bins and causes noise due to pumps. It blocks the road. It will increase number of deliveries and potential for a major road incident.
- Erosion of lane due to removal of adjacent embankment. As the container will be at the same lower ground level as the existing biomass building concern about any removal of supporting material on the edge of the lane causing it to collapse.
- Potential blockage of surface water drain – this runs from the north side of the lane to the northeast corner and then runs down the east side of the site and wants to ensure the drain is not disrupted16/02776/FUL.
- Fire hazard due to increased operation of existing biomass boiler
- Amenity – question whether this type of development is appropriate to a village which receives many tourists

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **Fort Augustus & Invermoriston Community Council:** Concern about noise and seek assurance noise levels will be no greater than the existing boiler. Access for fuel delivery already takes place on an unsuitable road and more frequent deliveries will cause more disruption to access properties.

5.2 **Environmental Health** has reviewed the information provided by the applicant and is satisfied the proposed development will not have significant negative impact upon local air quality. The assessment was based upon the worst case scenario of the proposed equipment operating at its rated maximum capacity.

5.3 The noise data provided by the manufacturer details the sound pressure level for the unit. In addition the unit will be enclosed within a container which will be insulated and it will be mounted on rubber mounts/pad to prevent vibration. There will also be a 2.5 metre fence surrounding 2 sides of the unit. The nearest noise sensitive property will be an approximate distance of 24 metres from the proposed

siting of the unit, as the nearest bungalow forms parts of the Hotel and occupied by the applicant's family. Based on a the noise data supplied by the applicant, the distance to the nearest noise sensitive property and the inclusion of the above mitigation measures, Environmental Health has no objections subject to the conditions included in the recommendation below.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
67	Renewable Energy Developments

6.2 Inner Moray Firth Local Development Plan

No specific policies apply

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.2 Scottish Government Planning Policy and Guidance

Not applicable

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

8.3.1 The proposal involves the siting of a container to house a biomass combined heat and power (CHP) plant that will provide a further source of renewable energy for the hotel.

8.3.2 Development Plan policy is supportive of renewable energy proposals where there are clear benefits and no likely significant detrimental effects on a range of criteria; in this case contained to residential amenity. Providing the proposal would have no significant detrimental impact on the amenity of the surrounding residents and businesses, the proposal would comply with the development plan.

8.4 **Material Considerations**

Siting and Design

- 8.4.1 The proposed plant housing is housed within a steel shipping container that is situated directly behind the existing biomass boiler unit on the site. While it is not as attractive as the existing facility, it is well screened and contained within the site. It is not considered that the proposal would have a detrimental visual impact on the surrounding area.

Noise/Emissions

- 8.4.2 Representations raise matters regarding noise and emissions. Environmental Health has reviewed the noise data and note that the unit will be enclosed within a container which will be insulated and mounted on rubber mounts/pads to prevent vibration. Environmental Health is satisfied, subject to a condition, that there will be no significant impacts arising from noise. In addition, Environmental Health is also satisfied that the emissions will not have a significant negative impact upon local air quality.

Traffic and activity

- 8.4.3 Turning to traffic and activity, at present there are deliveries of wood pellets to the existing biomass cabin and these are in the order of 3/4 deliveries per year. It is anticipated this could increase to 5/6 deliveries per year. It is a single lane which requires the delivery vehicle to reverse up the lane and park within the site and unload the wood pellets. This has the potential to create delays for a short period of time. The refuse is collected from the back lane where bins are stored behind the hotel to serve houses further up the track. This seems reasonable and it is a situation which exists at present. Since the delivery of wood pellets there has been no experience of difficulties of reversing up the lane from the Trunk Road. The lane joins the Trunk Road which is very close to the junction with the A82.

Erosion

- 8.4.4 In terms of the access to the lane there is concern there might be erosion due to the potential for removal of adjacent embankment. However, the works involve the scraping and levelling of the ground only.

Surface drainage

- 8.4.5 There is an existing surface water drain which runs from the north side of the lane to the northeast corner and this then runs down the east side of the site. The works will not involve the surface water drain.

8.5 **Other Considerations – not material**

- 8.5.1 The issue of fire hazard is not a material planning consideration.

9. CONCLUSION

- 9.1 The proposal will assist the hotel further with meeting its energy needs from a sustainable source. There will be no unacceptable impacts upon neighbouring amenity, subject to the appropriate conditions requested by Environmental Health.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended that planning permission be **Granted** subject to the following conditions and reasons:

1. All plant, machinery and equipment associated with this development shall be so installed, maintained and operated such that either of the following standards are met: -
- any associated operating noise must not exceed NR 20 when measured or calculated within the bedroom of any noise-sensitive premises with windows open for ventilation purposes.
 - the operating noise Rating level must not exceed the Background noise level by more than 5dB(A) including any characteristics penalty. Terms and measurements to be in accordance with BS 4142: 1997 Rating industrial noise affecting mixed residential and industrial areas.

(For the purposes of this condition, “noise-sensitive premises” includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.)

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

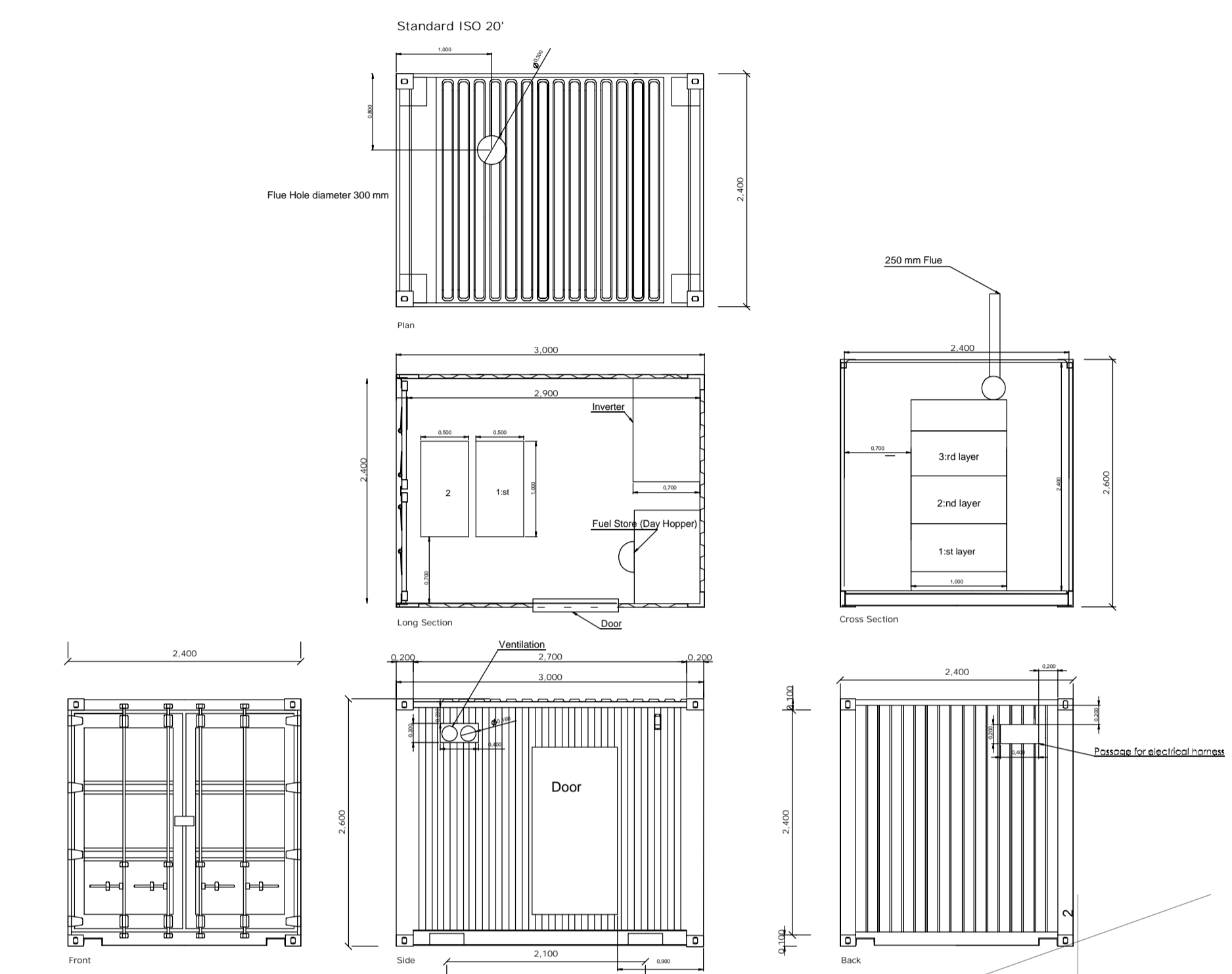
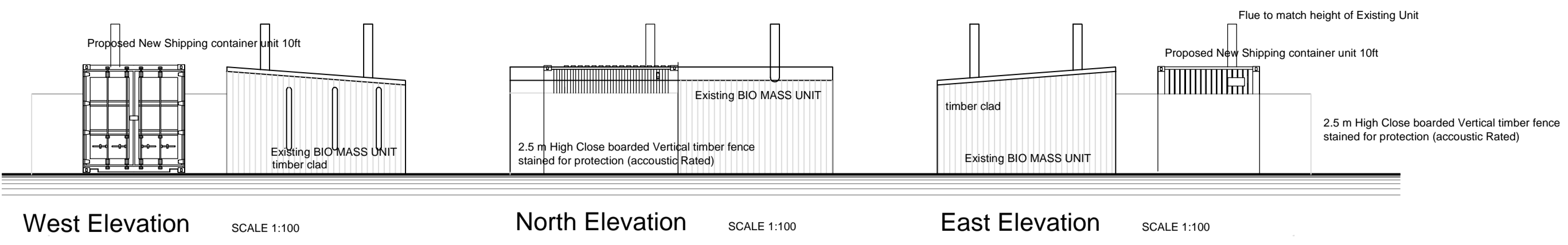
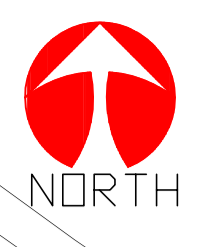
Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

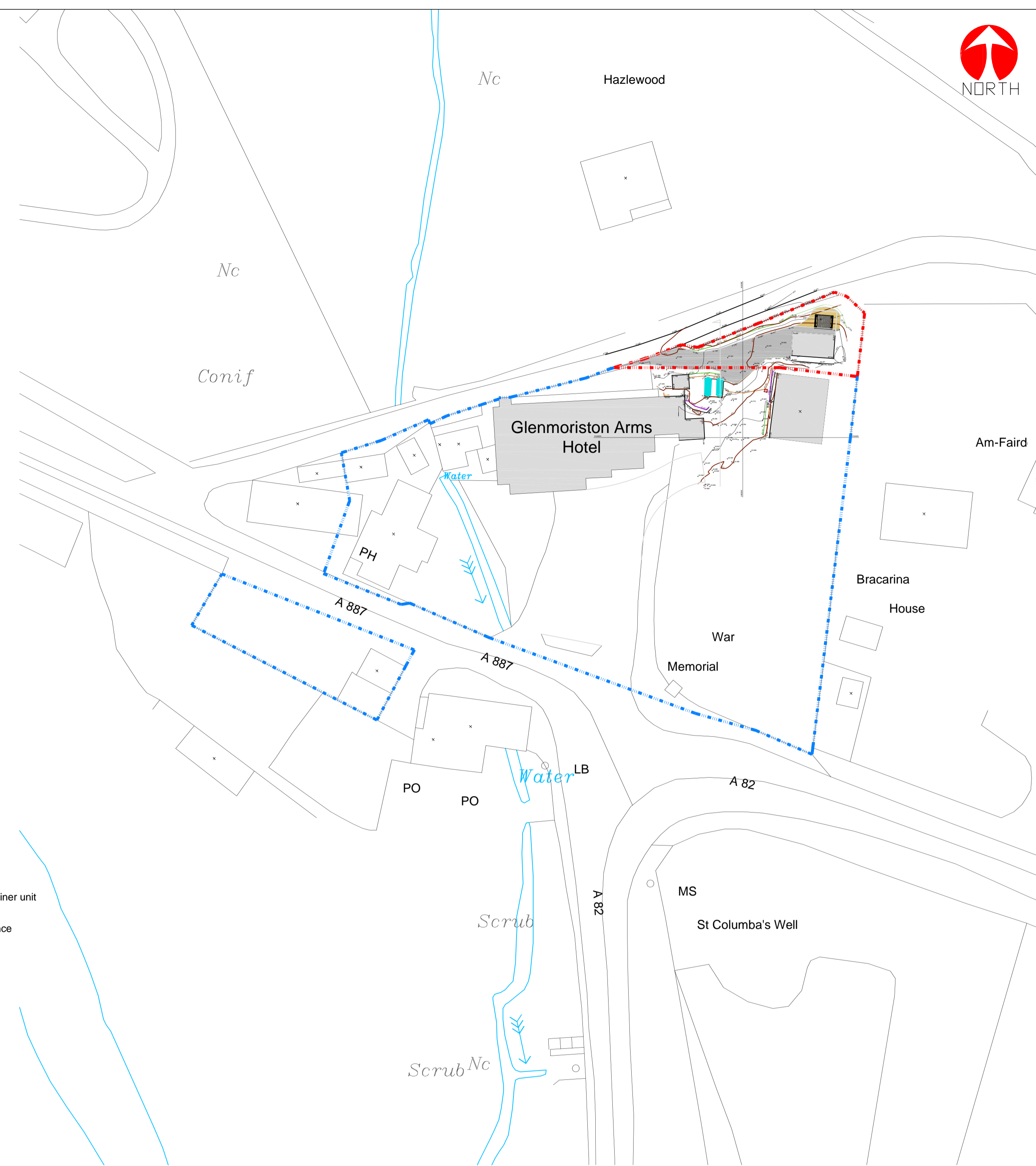
Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Keith Gibson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan, Site Layout Plan and Elevations

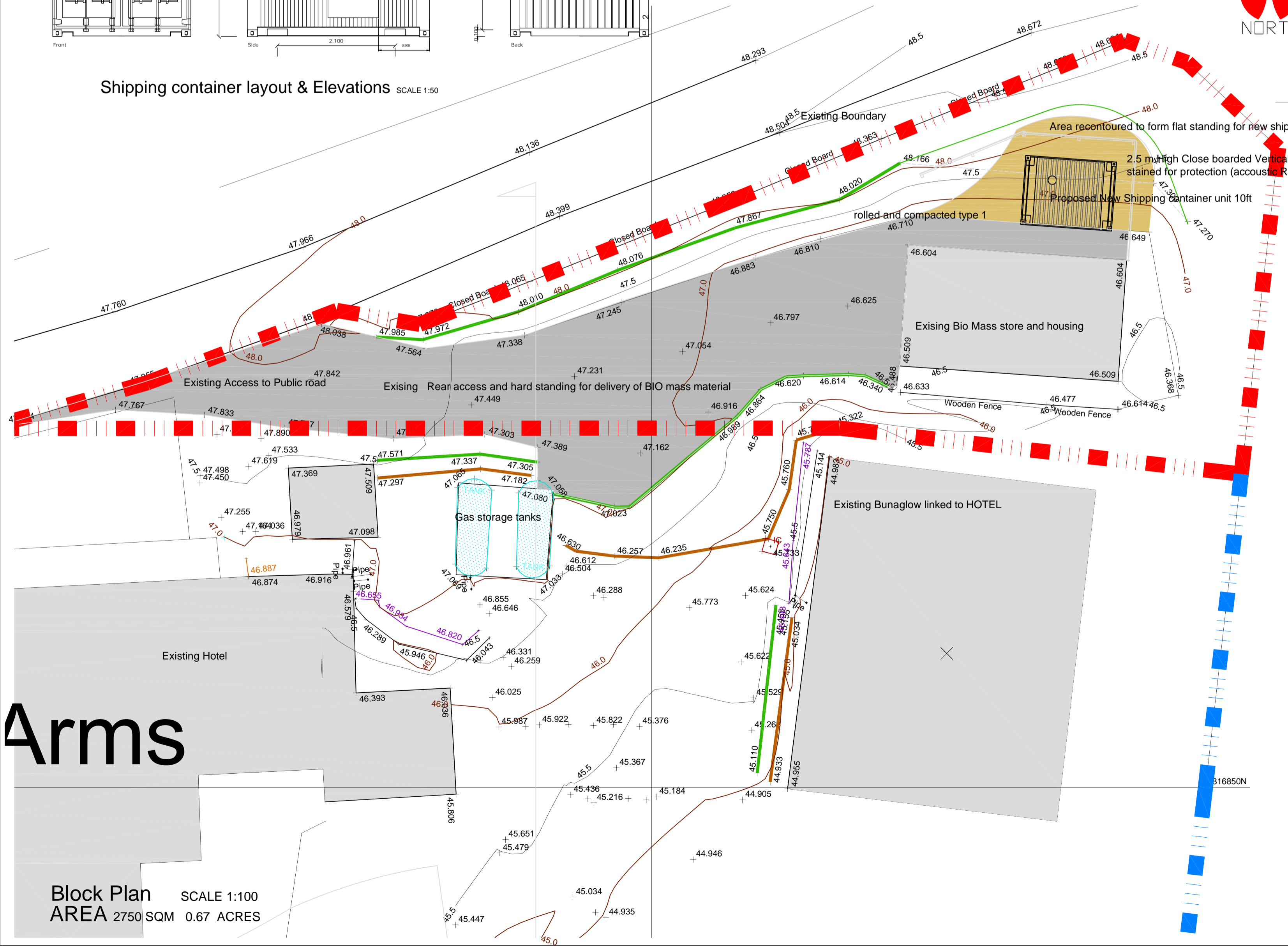


Shipping container layout & Elevations SCALE 1:50



Location Plan SCALE 1:500

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M.R.H. Architectural Design & Planning



Block Plan SCALE 1:100
AREA 2750 SQM 0.67 ACRES

Arms

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DO NOT SCALE, IF IN DOUBT PLEASE ASK
All settings and items to be checked on site prior to commencement. Any discrepancy must be reported to client

Client
GLENMORISTON ARMS HOTEL
Project
**GLENMORISTON ARMS HOTEL
INVERMORISTON
INVERNESS IV63 7YA**
Description
**PLANNING SUBMISSION DRAWINGS
plans, elevations and site plan**

Scale	1:100 A1	Project No.	2016-02
Date	FEB 2016	Drawing No.	
Drawn By	M.R.H		16-02-MRH-100

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