

Application Number: F/YR14/0391/F  
Minor  
Parish/Ward: March North  
Date Received: 7 May 2014  
Expiry Date: 2 July 2014  
Applicant: Mr B Skoulding

Proposal: Installation of electricity sub station  
Location: 2 Foundry Way, March

Site Area: 29 sq. metres

Reason before Committee: This application is before committee given a Member Interest in the land.

### 1.0. PLANNING POLICIES

#### 1.1 National Planning Policy Framework:

Para 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Para 56. - Good design

#### 1.2 Fenland Local Plan:

LP1 – A presumption in favour of sustainable development

LP6 – Employment, Tourism, Community Facilities and Retail

LP16 – Delivering and Protecting High Quality Environments across the District

### 3. HISTORY

None relevant

### 4. CONSULTATIONS

4.1 *Parish/Town Council*: Recommend Approval

4.2 *Local Highway Authority (CCC)*: Not yet received

4.3 *Middle Level Commissioners*: Noted that they will be commenting

4.9 *Local Residents*: None received

### 5. SITE DESCRIPTION

5.1 The site comprises a small area within the established site boundaries of No 2 Foundry Way an industrial building. It lies immediately to the rear of the existing industrial building and is screened to the east and north by established landscaping. Foundry Way is a small complex of industrial buildings. There is a vacant plot immediately to the south of No 2 which has extant planning consent for a wind turbine.

## **6. PLANNING ASSESSMENT**

### **6.1 Nature of Application**

This application seeks full planning permission for the installation of an electricity substation with overall dimensions of 3.6 metres wide by 8.0 metres long with an overall height of 2.75 metres. This is a replacement substation in with the same positioning albeit increased in size marginally. It will be constructed of brick to match the industrial unit with an mastic asphalt flat roof.

The proposal is entirely contained on an area of existing hard-standing it represents no issues in terms of design or amenity and is well screened to all aspects. Accordingly it is in compliance with the FLP policies and the NPPF and may be favourably recommended.

## **7. CONCLUSION**

- 7.1 This replacement electricity substation has no implications in amenity terms and is of an appropriate nature and scale accordingly it is policy compliant with both the NPPF and the Fenland Local Plan

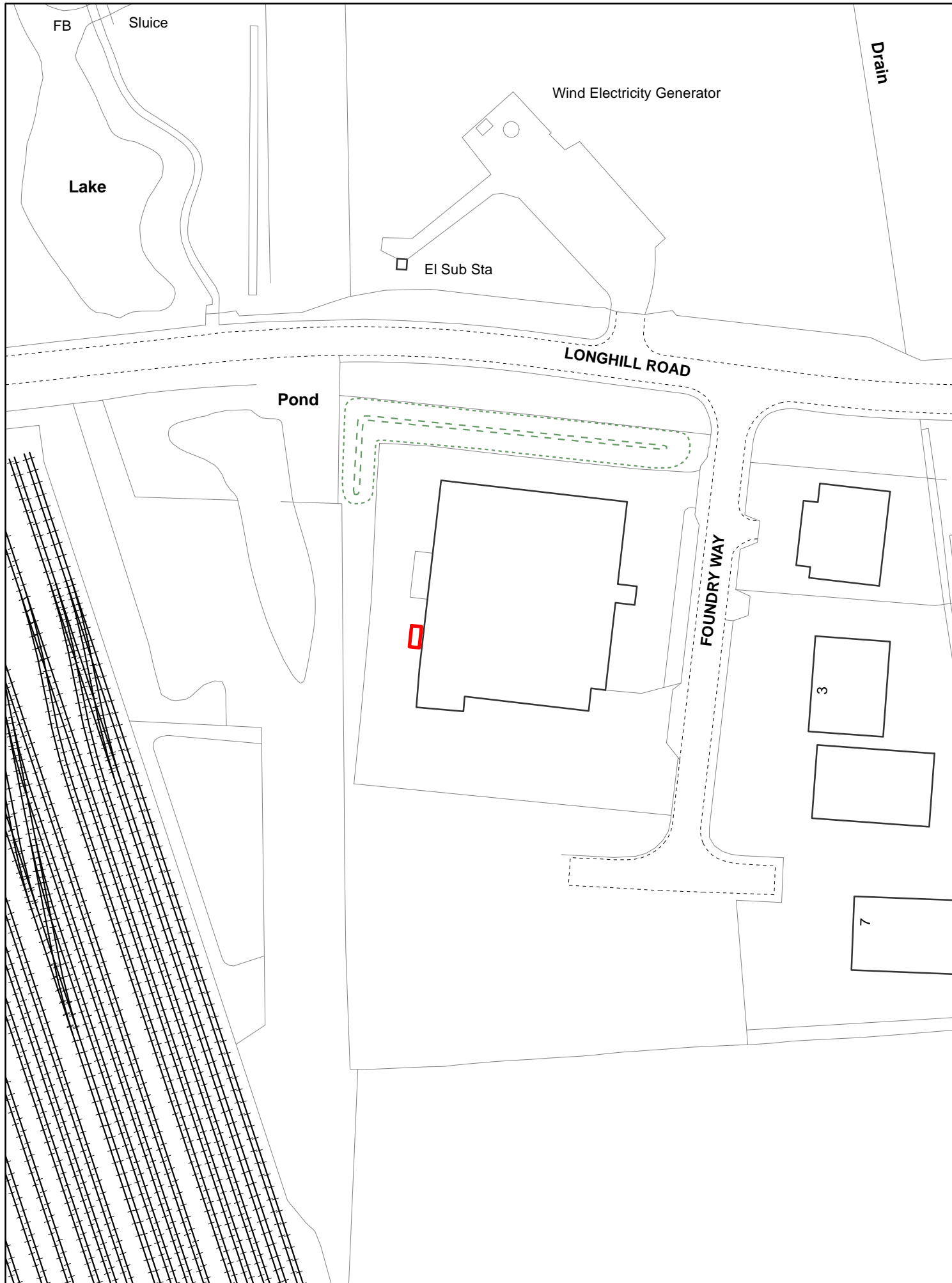
## **8. RECOMMENDATION**

### **GRANT**

- 1 **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

**Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 2 **Approved Plans**



Created on: 29/05/2014

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F/YR14/0391/F

Scale = 1:1,250



**SPECIFICATION NOTES:**

- General Notes:**
- All dimensions of this drawing are in millimeters.
  - The framing of beams, girders, columns, water and other services through or over the roof shall be as shown and shall be subject to the approval of the Engineer.
  - Specimen Laboratory reports shall be submitted for all concrete, steel, and welding applications prior to commencement of construction work.
- Substation Location:**
- The position and orientation of the substation has been discussed and agreed with UK Power Networks (UKPN).
  - The substation is accessible via a private dedicated access way which will be provided by UKPN.
  - UKPN will have 24-hour access to the substation at all times, 365 days per year. Any doors or gates on the access route are to be locked to standard UKPN locking arrangements.
  - Access to the substation is to be provided by UKPN.
  - Substation doors will be provided over public footpaths.
- Materials:**
- Concrete:** UKPN will have 24-hour access to the substation at all times, 365 days per year. Any doors or gates on the access route are to be locked to standard UKPN locking arrangements.

**Steel:** UKPN will have 24-hour access to the substation at all times, 365 days per year. Any doors or gates on the access route are to be locked to standard UKPN locking arrangements.

**Welding:** UKPN will have 24-hour access to the substation at all times, 365 days per year. Any doors or gates on the access route are to be locked to standard UKPN locking arrangements.

**Proprietary GRP roof edge trim**

- White:**
- To be consistent with the fully bonded brickwork to BS 771-1:144 English brickwork, which to be finished with a minimum compressive strength of 20N/mm<sup>2</sup> (min) with low water absorption, with a maximum water absorption of 10% (max) after 24 hours.
  - Brickwork may be rendered or clad externally if specifically required by other relevant authority.
- Brick:**
1. 180 thick concrete slab reinforced with 2 layers of A93 mesh, 1 top & 1 bottom with sufficient minimum cover to sub-floorslab to provide a 4 hr fire resistance.
  2. Reinforcement to be as per engineer's requirements.
  3. To have a smooth surface finish, see notes on drawing. All roofing components to be chosen with low maintenance in mind, i.e. UPVC fascia boards instead of timber, roof tiles to be aluminium, vent.
- Roof Slab:**
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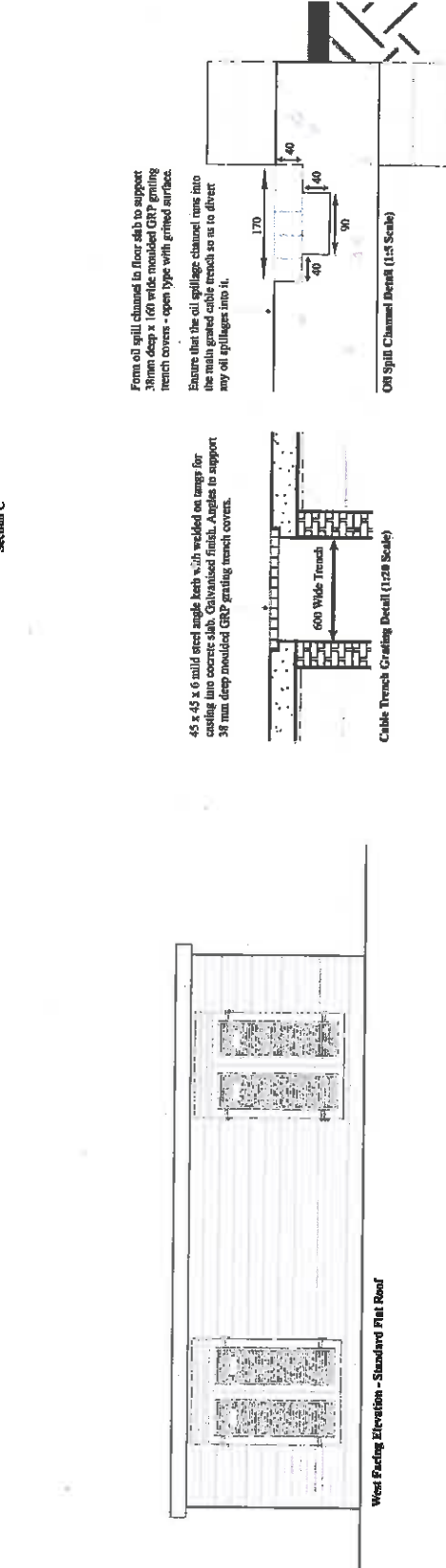
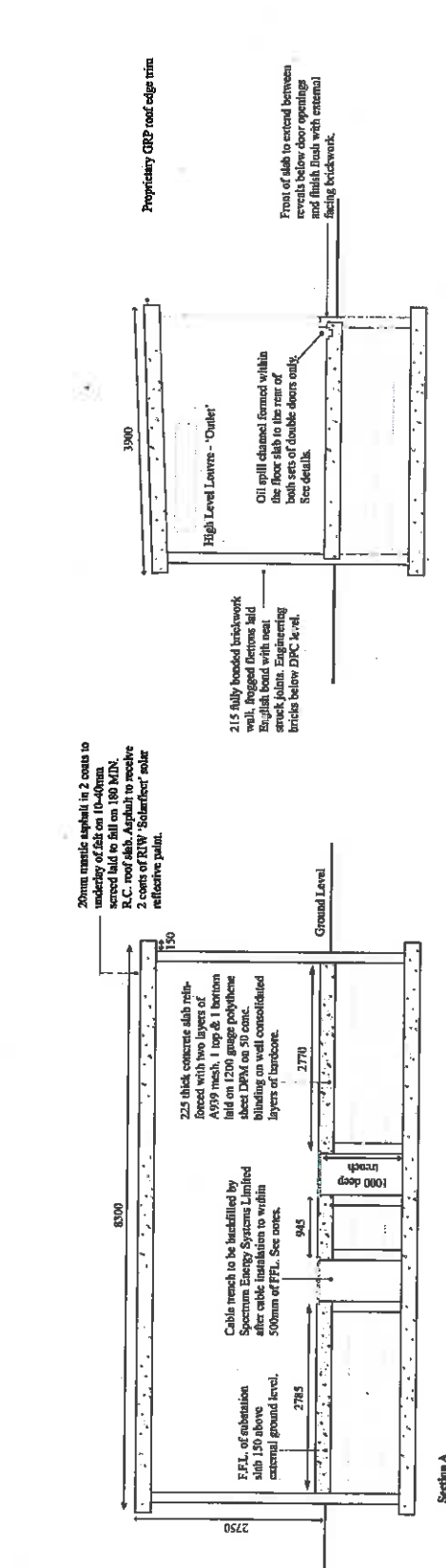
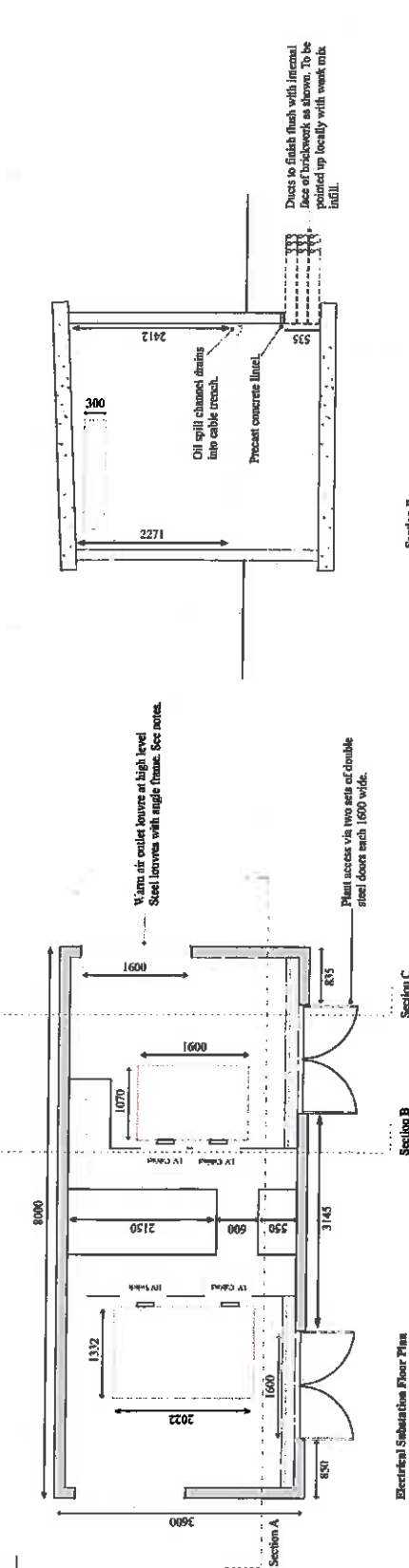
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PROPOSED FREESTANDING SUBSTATION

DATE: 12/08/2014  
SCALE: 1:50  
DRAWN: Kater Oddehalm  
PROJECT REF: E0843



Oil Spill Channel Detail (1:1.5 Scale)

Cable Trench Crating Detail (1:25 Scale)