

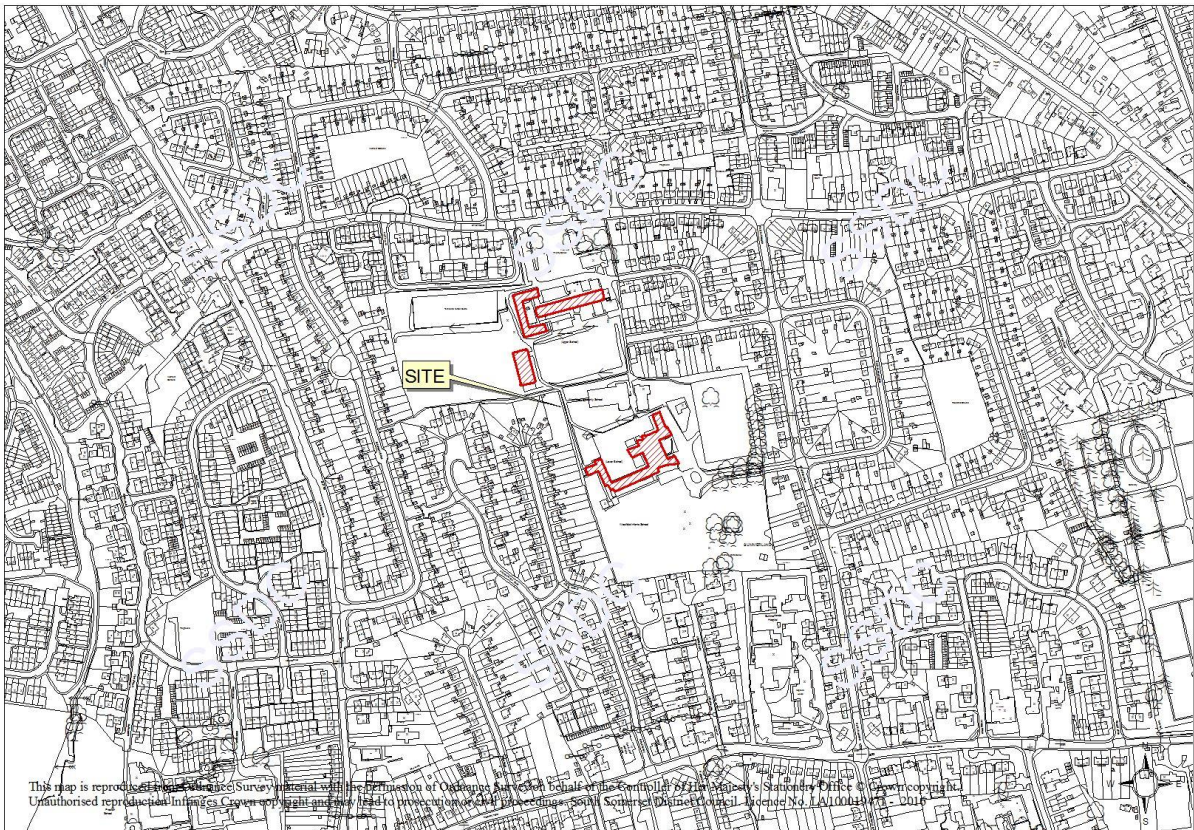
Officer Report On Planning Application: 15/05333/FUL

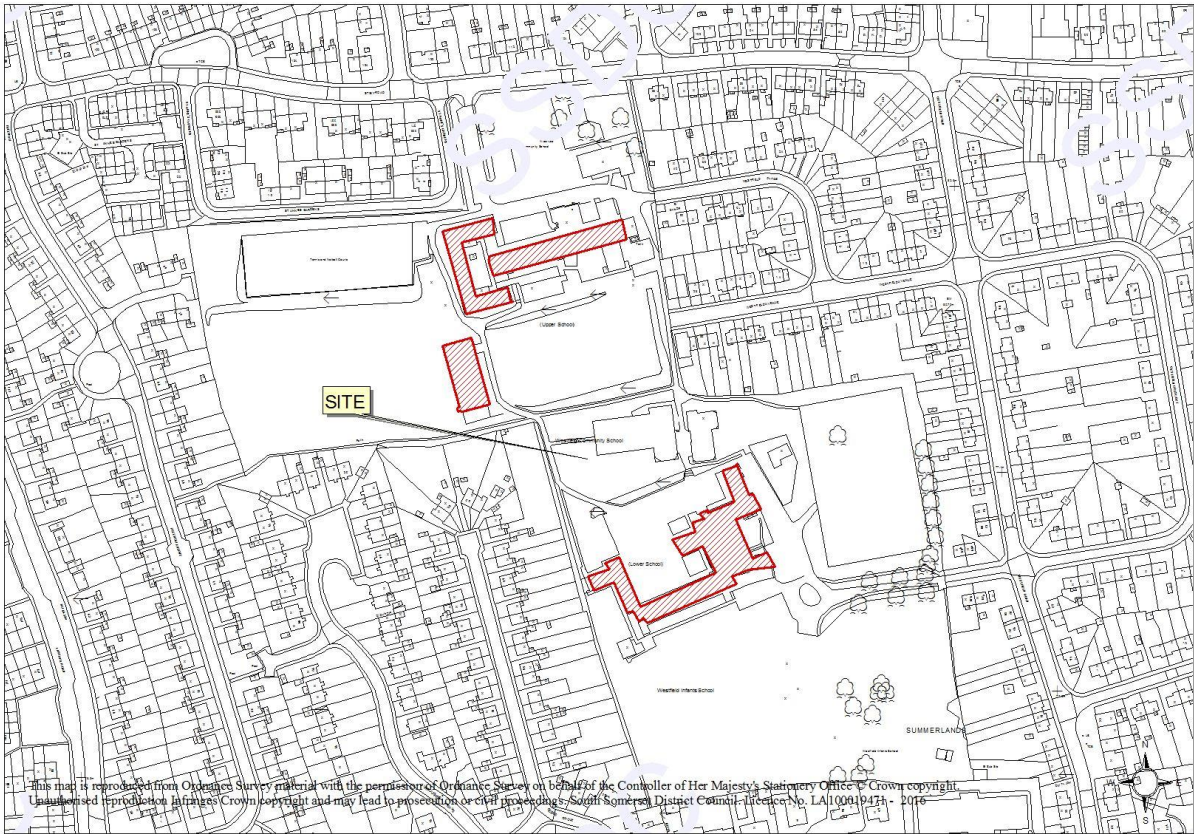
Proposal :	Installation of 961 No. solar PV panels (maximum 250 kW) to roof slopes (Part Retrospective)(GR 354392/116734)
Site Address:	Westfield Academy Stiby Road Yeovil
Parish:	Yeovil
Yeovil (West) Ward (SSDC Member)	Cllr J Clark Cllr W Read Cllr A Smith
Recommending Officer:	Jane Green Tel: 01935 462079 Email: jane.green@southsomerset.gov.uk
Case	
Target date :	1st February 2016
Applicant :	Mr Jim Kenney
Agent: (no agent if blank)	Mr Jim Kenney Helios House Brockley Lane Backwell Bristol BS48 4AH
Application Type :	Minor Other less than 1,000 sq.m or 1ha

Reason for Referral to Committee

This application is brought to the Area South Committee as Cllr John Clark has declared a pecuniary interest in the application due to his involvement with the applicant Solarsense UK Ltd.

Site Description and Proposal





Westfield Academy is a secondary school comprising various school buildings, playground, sports facilities and grounds. The site is large and is surrounded by residential properties.

The application seeks planning permission for the installation of 961 solar PV panels at a maximum 250kW to various roof slopes of school buildings. The application has been submitted as part retrospective and at the time of the site visit the installation was about to be connected. The application follows the withdrawal of the prior approval application as the development was started which obviously does not accord with a 'prior approval' application.

HISTORY

Of relevance:

15/04724/PAPV - Installation of 961 solar PV panels (maximum 250 kW) to roof slopes - Application withdrawn November 2015

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

On the 5th March 2015 the South Somerset Local Plan (2006 - 2028) was adopted. Therefore it is considered that the development plan comprises this plan.

Policies of the adopted South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Hierarchy

EQ1 - Addressing Climate Change in South Somerset
EQ2 - General Development

National Planning Policy Framework (March 2012)
Chapter 7 - Requiring Good Design
Chapter 10 - Meeting the challenge of climate change, flooding and coastal change

CONSULTATIONS

YEOVIL TOWN COUNCIL - Recommend approval

COUNTY HIGHWAY AUTHORITY - No observations

SSDC HIGHWAYS CONSULTANT - No significant highways issues, no objection

SSDC Environmental Protection Unit - I have no concerns regarding glare. No objection.

Augusta Westland - No comments received

REPRESENTATIONS

174 neighbours were notified and two site notices (general interest) displayed, no representations received

CONSIDERATIONS

This proposal is for alterations to a school and therefore the principle of development is acceptable and local plan policy EQ1 encourages renewable energy generation.

The other considerations of the application lies with policy EQ2 of the Local Plan, namely:

- o Are the solar panels acceptable from a visual point of view in terms of design and materials
- o Do the solar panels cause harm to the residential amenity of neighbouring properties in terms of glare

In determining this application it must be considered that the proposal would have been permitted development if the development had not been implemented. There have been no objections received from occupiers of neighbouring properties nor consultees have raised any objection. Solar panels are prevalent now and are found on commercial buildings and residential properties. Schools are another opportunity to harvest solar energy as they often have a large expanse of roofs.

Glare is raised as a potential issue in the General Permitted Development Order but the Councils' Environmental Protection Officer has confirmed this is not an issue here.

Local and national policies detailed above support such development that seeks to address climate change issues. Overall the proposal is considered acceptable and should be recommended for approval.

RECOMMENDATION:

Approve

01. The proposed development, due to its design and materials, is not considered to result in any demonstrable harm to visual or residential amenity and demonstrates climate change mitigation and adaptation and therefore accords with the aims and objectives of EQ1 (Addressing Climate Change in South Somerset) and EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 26th October 2015).

Reason: To comply with Section 73A of the Act.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers and drawings: site location plan, WESYEO/020 ISSUE B, WESYEO ISSUE A, WESYEO/024 ISSUE A, WESYEO/032 ISSUE A, WESYEO/034 ISSUE A, WESYEO/042 ISSUE A, WESYEO/044 ISSUE A and WESYEO/046 ISSUE A.

Reason: For the avoidance of doubt and in the interests of proper planning

03. The solar PV equipment shall be removed as soon as reasonably practicable when no longer needed.

Reason: In the interests of visual amenity and to comply with saved policy EQ2 (General Development) of the South Somerset Local Plan (2006-2018) and the provisions of chapter 7 of the National Planning Policy Framework.