

Officer Report On Planning Application: 20/02315/S73A

Proposal :	Application to vary conditions 01 (accord with plans) and 06 (CCTV equipment or other cameras) of permission ref 19/01379/S73A dated 10th October 2019 to allow the installation of additional security/CCTV coverage, comprising the installation of 5 new cameras (4 new cameras on approved CCTV poles and one new pole for the fifth camera).
Site Address:	Solar Site Land OS 0034 Bowden Lane
Parish:	Henstridge
BLACKMOOR VALE Ward (SSDC Member)	Cllr W Wallace Cllr H Burt
Recommending Case Officer:	David Kenyon Tel: 01935 462091 Email: david.kenyon@southsomerset.gov.uk
Target date :	17th November 2020
Applicant :	Nextenergy Solar Holdings VI Ltd
Agent: (no agent if blank)	Mrs Clare Hillier-Brown Planning Developments Limited 1 Naish Farm Broadway Chilcompton Radstock BA3 4ST
Application Type :	Major Dwlg 10 or more or site 0.5ha+

REASON FOR REFERRAL

The application is referred to Committee in terms of the Council's Scheme of Delegation as it comprises a large scale major development proposal ('Major Major'). No third party objections have been received.



condition before 31 March 2042, or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner in accordance with a restoration plan to be submitted to and approved in writing by the Local Planning Authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all structures, materials and any associated goods and chattels from the site.

A further application (ref. 19/01379/S73A) was submitted to amend condition 02 of the 2017 permission in order to allow the period of temporary operation to commence from the date of grid connection, rather than there being the specific date of 31 March 2042 being the end date. Permission was granted on 10th October 2019. Condition 02 attached to that permission stated:

The development hereby permitted shall be removed and the land restored to its former condition before 31 March 2057, or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner in accordance with a restoration plan to be submitted to and approved in writing by the Local Planning Authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all structures, materials and any associated goods and chattels from the site.

This current S73A application seeks to amend conditions 01 (accord with plans) and 06 (CCTV equipment or other cameras) of the October 2019 permission.

Condition 01 states:

01. The development hereby permitted shall be carried out in accordance with the following approved plans which form parts of the planning permissions dated 19th October 2015 (ref 15/02718/FUL) and 10th March 2017 (ref 17/00242/S73A):

- *Planning Layout Drg. No. 1253-0201-01 Issue 04;*
- *Site Location Plan Drg. No. 1253-0200-05 Issue 01;*
- *Construction Access and Cable Route Drg. No 1253-0201-05;*
- *Proposed Compound Area Drg. No. 1253-0201-20 Issue 01;*
- *CCTV Detail Drg. No. 1253-0204-00 Issue 01;*
- *Steel and Timber Fencing Detail 22 degrees Panel Angle - Drg. No. 1253-0205-03 Issue 01;*
- *Mounting System Detail Drg. No. 1253-0206-09 Issue 01;*
- *Bowden Lane Inverter Station Detail SMA SC Drg. No. 1253-0207-14 Issue 01*
- *Bowden Lane Satellite Mounting System Drg. No. 1253-0207-20 Issue 01*
- *Spares Container Detail Drg. No. 1253-0207-40 Issue 01;*
- *SSE DNO Access Road Section - Drg. No. 1253-0208-10 Issue 01;*
- *Private Switchgear - Drg. No. 1253-0208-54 Issue 01;*
- *DNO Switchgear Drg. No. 1253-0208-71 Issue 01;*
- *Water main easement - Drg. No. 1253-0200-50 Issue 01;*
- *Drg. No. 1510728 4 Module Quer ES120 1/2; and*
- *Drg. No.1510728 4 Module Quer ES120 2 /2.*

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

Condition 06 states:

06. No CCTV equipment or other cameras shall be installed on the site other than that shown on the submitted layout plan ref. 1253-0201-01, in accordance with the CCTV design details submitted with the application.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the landscape in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset

Local Plan.

The approved layout plan no. 1253-0201-01 Issue 04 (referred to in condition 01) indicates the provision of 5 no. poles (each of 6 metres in height) onto which a thermal imaging camera is attached to each, and a sixth pole (also 6 metres in height) onto which one fixed day/night camera is attached. These poles and cameras are sited around various points along the peripheries of the solar array.

This current application seeks permission to allow the installation of additional security/CCTV coverage, comprising the installation of 5 no. new cameras across the site. The pole with the day/night camera affixed thereon has been installed on site, as have four of the approved poles with a thermal imaging camera attached to each pole. The fifth pole and associated thermal imaging camera have not to date been so installed, albeit they can be installed at any time in accordance with the extant permission because said permission has materially commenced and thus remains "alive".

It is proposed to utilise three of the five existing CCTV poles to affix an additional new camera at a height of 3 metres on each of two of the poles and two additional cameras on the third pole, also at a height of 3 metres (4 no. new cameras in total). In addition, a new pole of a height of 3 metres is to be erected with a fifth camera fixed to that new pole.

These proposals are indicated on the submitted drawings nos. 1253-0201-01 Issue 07 "Planning Layout" and 1253-0204-00 Issue 02 "CCTV Detail".

HISTORY

15/01771/EIASS. Request for EIA screening opinion in respect of proposed Photovoltaic Park. EIA not required 01.05.2015.

15/02718/FUL. Construction of a Photovoltaic Park with associated equipment including access track and cable route.
Application permitted with conditions 19.10.2015.

15/05036/DOC. Discharge of conditions 4, 5, 6, 9, 10, 11, 12, 13, 15 and 16 of approved application 15/02718/FUL.
Conditions discharged.

16/04028/NMA. Application for non-material amendment to planning permission 15/02718/FUL for minor alterations: Reduction in number of panels; Panel height and degree; Inverter specification; Inclusion of two satellites; and Minor alteration to the spares container location.
Permitted 21.09.2016.

17/00242/S73A. Application to vary planning condition 3 of approval 15/02718/FUL to allow the developer a 25 year period from the date of first generation of the solar park and not from the date of the planning permission.
Application permitted with conditions 10.03.2017.

17/01645/DOC. Discharge of condition No. 03 (site management plan), 04 (landscaping), 08 (means of connection) and 11 (wildlife) of 17/00242/S73A.
Conditions discharged.

17/01776/NMA. Non-material amendment application to planning permission 15/02718/FUL and 17/00242/S73A relating to minor amendments which have arisen during construction (retrospective).
Permitted 03.05.2017.

19/02463/EIASS. Request for a screening opinion: Construction of a Photovoltaic Park with associated equipment including access track and cable route (without complying with Condition 2 of planning permission 17/00242/S73A, to extend the operational time to 40 years).

EIA not required 05.09.2019.

19/01379/S73A. Construction of a Photovoltaic Park with associated equipment including access track and cable route (without complying with Condition 2 of planning permission 17/00242/S73A, to extend the operational time to 40 years).

Application permitted with conditions 10.10.2019.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and paragraphs 2, 11 and 12 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the Local Planning Authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 - 2028 (adopted March 2015).

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

SD1 - Sustainable Development

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ1 - Addressing Climate Change in South Somerset

EQ2 - General Development

EQ4 - Biodiversity

EQ5 - Green Infrastructure

EQ7 - Pollution Control

National Planning Policy Framework - February 2019

Chapter 2 - Achieving Sustainable Development

Chapter 4 - Decision Making

Chapter 8 - Promoting Healthy and Safe Communities

Chapter 11 - Making Effective Use of Land

Chapter 12 - Achieving Well-designed Places

Chapter 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 15 - Conserving and Enhancing the Natural Environment

National Planning Practice Guidance

Policy-related Material Considerations

Somerset County Council Parking Strategy (September 2013)

Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

Henstridge Parish Council: No objections.

Milborne Port Parish Council: No comments received.

Dorset Council: No comments received.

Highways Authority: No observations.

SSDC Highway Consultant: No highways issues - no objection.

REPRESENTATIONS

Two nearby residential properties have been notified, a site notice displayed and an advertisement has been placed in the local newspaper. No representations have been received.

CONSIDERATIONS

Principle of Development

The National Planning Policy Framework (NPPF) states that, when determining planning applications for renewable and low-carbon development, local planning authorities should approve the application if the impacts are (or can be made) acceptable (paragraph 154 of the NPPF).

Local Plan Policy EQ1 is applicable in considering renewable energy proposals. Bullet point 3 states that 'Development of renewable and low carbon energy generation will be encouraged and permitted, providing there are no significant adverse impacts upon residential and visual amenity, landscape character, designated heritage assets, and biodiversity.' Policy EQ2 also refers to the need to safeguard landscape character of the area and visual appearance is clearly a weighty matter in considering environmental harm.

Permission exists for the establishment and operation of a solar array on the application site until 31st March 2057. This includes, not only the solar panels, associated switchgear and inverter buildings associated with such operations and 2 metre high security fencing around the solar site, but also 5 no. thermal imaging cameras and a fixed day/night camera, each installed on 6 metres high galvanised steel poles. Five of the cameras and poles have to date been installed.

Mindful that it has been established that a solar array and its associated infrastructure are acceptable in this location and that such development has now been implemented, it is considered that further items and equipment associated with the solar array, such as the additional cameras to be installed on the existing, approved 6 metres high poles and the installation of a new 3 metres high pole with camera affixed thereon as currently proposed, are also acceptable in principle. Nevertheless, any permission granted for the proposed CCTV camera system should not be permanent but should reflect the same temporary time period as currently exists for the solar farm as a whole, i.e. to be removed by 31st March 2057. Similar to conditions relating to the main solar farm itself, a condition can be imposed to require the site's restoration following cessation of its approved use should the site become redundant.

On this basis the principle of the proposed development is considered acceptable. Accordingly the main considerations for this application relate to landscape character and visual appearance and residential amenity.

Landscape Character and Visual Amenity

The current proposal seeks the erection of a greater number of cameras (fixed to poles that already have the benefit of planning permission) than originally approved in October 2015. Whilst these poles are visible within the landscape, it is considered that the impact of additional cameras being fixed to them, together with an additional pole of 3 metres in height (which is a lesser height than the existing poles that have been permitted), would not be significant. This is particularly so when viewed alongside the 2 metre high security fencing and solar array as a whole, and would not cause a demonstrable harm to the rural character and appearance of the

immediate locality in general.

As such, it is considered that the proposed additional cameras and new pole would be viewed in the context of the solar farm as a whole and would not, by themselves, cause significant and demonstrable harm to the character and appearance of the area as to justify a refusal of planning permission. As stated above, a condition is recommended requiring their removal at the same time as the rest of the solar park development.

Residential amenity

There are no dwellings in close proximity to the site so that it is not considered that harm would result for the amenity of the residents. Indeed no representations have been received from any third parties.

Other matters

This proposal does not raise any material concerns in relation to highway safety, flood risk or biodiversity. Nor would there be any harm caused to any designated heritage assets.

Conclusion

The proposal to install additional CCTV camera system in association with the existing solar array development for the same temporary period as the solar park itself would respect the character of the area and would cause no demonstrable harm to landscape character and visual amenity, neighbour amenity, highway safety, flood risk or biodiversity. As such, the proposal is in accordance with the aims and objectives of the NPPF and Policies SD1, EQ1, EQ2, EQ4, EQ5, EQ7, TA5 and TA6 of the South Somerset Local Plan and the application is recommended for approval.

RECOMMENDATION

That application reference 20/02315/S73A be approved for the following reason:

01. The proposal to install additional CCTV camera system in association with the existing solar array development for the same temporary period as the solar park itself would respect the character of the area and would cause no demonstrable harm to landscape character and visual amenity, neighbour amenity, highway safety, flood risk or biodiversity. As such, the proposal is in accordance with the aims and objectives of the NPPF and Policies SD1, EQ1, EQ2, EQ4, EQ5, EQ7, TA5 and TA6 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

- Site Location Plan Drg. No. 1253-0200-05 Issue 01;
- Planning Layout Drg. No. 1253-0201-01 Issue 07; and
- CCTV Detail Drg. No. 1253-0204-00 Issue 02;

and the following drawings which form parts of the planning permissions dated 19th October 2015 (ref 15/02718/FUL), 10th March 2017 (ref 17/00242/S73A) and 10th October 2019 (ref. 19/01379/S73A):

- Construction Access and Cable Route Drg. No 1253-0201-05;
- Proposed Compound Area Drg. No. 1253-0201-20 Issue 01;
- Steel and Timber Fencing Detail 22 degrees Panel Angle - Drg. No. 1253-0205-03 Issue 01;

- Mounting System Detail Drg. No. 1253-0206-09 Issue 01;
- Bowden Lane Inverter Station Detail SMA SC Drg. No. 1253-0207-14 Issue 01
- Bowden Lane Satellite Mounting System Drg. No. 1253-0207-20 Issue 01
- Spares Container Detail Drg. No. 1253-0207-40 Issue 01;
- SSE DNO Access Road Section - Drg. No. 1253-0208-10 Issue 01;
- Private Switchgear - Drg. No. 1253-0208-54 Issue 01;
- DNO Switchgear Drg. No. 1253-0208-71 Issue 01;
- Water main easement - Drg. No. 1253-0200-50 Issue 01;
- Drg. No. 1510728 4 Module Quer ES120 1/ 2; and
- Drg. No.1510728 4 Module Quer ES120 2 /2.

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

02. The development hereby permitted shall be removed and the land restored to its former condition before 31 March 2057, or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner in accordance with a restoration plan to be submitted to and approved in writing by the Local Planning Authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all structures, materials and any associated goods and chattels from the site.

Reason: In the interests of landscape character and visual amenity in accordance with the aims of the NPPF and Policies SD1, EQ1 and EQ2 of the South Somerset Local Plan.

03. The site management plan for tree, hedge and grass maintenance of the site approved by the Local Planning Authority under application 15/05036/DOC (Discharge of Conditions for application 15/02718/FUL) shall be fully implemented for the duration of the use hereby permitted, unless any variation is agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the landscape in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

04. The scheme of landscaping and planting approved by the Local Planning Authority under application 15/05036/DOC (Discharge of Conditions for application 15/02718/FUL), having been completely carried out within the first available planting season from the date of commencement of the development, shall, for the duration of this permission, be protected and maintained, and any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and landscape character in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

05. No means of external illumination/lighting, other than those approved by the Local Planning Authority under application 15/05036/DOC (Discharge of Conditions for application 15/02718/FUL) shall be installed without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the landscape in accordance with the aims of the NPPF and Policies EQ2 and EQ7 of the South Somerset Local Plan.

06. No CCTV equipment or other cameras shall be installed on the site other than that shown on the submitted layout plan ref. 1253-0201-01 Issue 07, in accordance with the CCTV design details indicated on drawing no. 1253-0204-00 Issue 02 submitted with the application.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the landscape in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

07. No form of audible alarm shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and to safeguard the rural character of the setting in accordance with the aims of the NPPF and Policies EQ2 and EQ7 of the South Somerset Local Plan.

08. The means of connection to the electricity grid from the site shall be in accordance with the details approved by the Local Planning Authority under application 15/05036/DOC (Discharge of Conditions for application 15/02718/FUL), unless otherwise agreed in the writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

09. The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means having been installed prior to the granting of this permission, shall thereafter be maintained and employed for cleaning the wheels of all lorries leaving the site, in accordance with details approved by the Local Planning Authority under application 15/05036/DOC (Discharge of Conditions for application 15/02718/FUL).

Reason: In the interest of highway safety to accord with TA5 of the South Somerset Local Plan.

10. The details of measures for the benefit of wildlife (e.g. bat and bird boxes, wildflower sowing and management) approved by the Local Planning Authority under application 15/05036/DOC (Discharge of Conditions for application 15/02718/FUL), having been fully implemented prior to the granting of this permission, shall thereafter be maintained unless otherwise approved in writing by the Local Planning Authority.

Reason: For the enhancement of biodiversity in accordance with NPPF and Local Plan Policy EQ4.

11. The details of the finished colour of the security fencing and the finished colour and position of the CCTV equipment agreed by the Local Planning Authority under application 15/05036/DOC (Discharge of Conditions for application 15/02718/FUL), having been carried out prior to the granting of this permission, shall thereafter be retained and maintained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

12. The supporting posts to the solar array shall not be concreted into the ground.

Reason: In the interest of sustainable construction and to accord with part 10 of the National Planning Policy Framework.

13. The details of the access to the site agreed by the Local Planning Authority under application 15/05036/DOC (Discharge of Conditions for application 15/02718/FUL), including visibility splays, layout and surfacing materials, having been fully implemented prior to the granting of this permission, shall thereafter be retained and maintained for the lifetime of the permission, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety, and to accord with the NPPF and Policy TA5 of the South Somerset Local Plan.

