

## Chief Executive Decision

### **Planning Application 21/01785/S73A – Clapton Farm Solar Park Land At Clapton Farm House, Tinkers Lane.**

Executive Portfolio Holder     Peter Gubbins , Chairman of Regulation Committee  
Director:                             Kirsty Larkins, Director (Service Delivery)  
Lead Officer:                         David Kenyon, Development Management Specialist  
Contact Details:                     david.kenyon@southsomerset.gov.uk

#### **Purpose of the Report**

To confirm the recommendation of members of the Regulation Committee relating to Planning Application 21/01785/S73A following consideration at a meeting of Regulation Committee (Informal) on 17<sup>th</sup> August 2021.

#### **Public Interest**

At the meeting of Full Council on Thursday 15 April 2021 it was agreed to make the following changes to the Council's Constitution:

- a) To continue to enable members to hold remote, virtual meetings using available technology;
- b) To amend Part 3 (Responsibility for Functions) of the Council's Constitution to allow those remote meetings to function as consultative bodies and delegate decisions, including Executive and Quasi-Judicial decisions, that would have been taken by those meetings if the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 had continued in force to the Chief Executive (or the relevant Director in the Chief Executive's absence) in consultation with those meetings and those members to whom the decision would otherwise have been delegated under Part 3 of the Constitution;
- c) The delegated authority given under (b) will expire on 31 July 2021 unless continued by a future decision of this Council;

Further to the above, at the meeting of Full Council on 8 July 2021, it was agreed:

- a) To continue to enable members to hold remote, virtual meetings using available technology and to extend the delegation given on 15 April 2021 for a further 6 months, to 08 January 2022;

---

#### **Decision Taken**

The Chief Executive, following a consultative meeting by the Regulation Committee on 17<sup>th</sup> August 2021, made the following decision;

Approval of planning Application 21/01785/S73A, in accordance with the officer's recommendation.

Approve planning application reference **21/01785/S73A** for the following reason:

01. The retention of the CCTV camera system for the same temporary period of time as the operational lifespan of the solar farm as a whole is considered acceptable, and has no material impact on the temporary nature of the permission, which continues to respect the character of the area and causes no demonstrable harm to neighbour amenity and highway safety or the impact on the setting and local environment. The proposal is in accordance with the aims and objectives of the NPPF and Policies SD1, TA5, EQ1, EQ2, EQ4, EQ5 and EQ7 of the South Somerset Local Plan.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the approved drawing no. BSL-001 Rev A: Site Location Plan, and the following approved drawings which form part of the planning permission dated 15th January 2020, application ref. 19/01786/FUL:

Drawing no. 1088-0200-01: Site Boundary Plan

Drawing no. 26377-1-B: CCTV Layout - Site Layout - Planning Application (Proposed Additions)

Drawing no. 26377-1-C: CCTV Layout - Site Layout - Planning Application (Overall Security Design)

Drawing no. GBSG SD-1B: GBSG Standard Detail - Wooden Post Detail

Brochure: IP55 Outdoor Wall Mounting Cabinets, DS-CW55 Series

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

02. The development hereby permitted shall cease on 23rd March 2057, or within 6 months of the cessation of the use of the solar farm for the generation of electricity, whichever is the sooner. Within 6 months of power generation ceasing, or such other period as agreed in writing, all solar farm structures, materials and any ancillary equipment shall be removed and the land restored to agriculture use, in accordance with a restoration plan that has previously been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the time scale for decommissioning.

Reason: In the interests of character and appearance further to policy EQ2 of the South Somerset Local Plan 2006- 2028.

03. No CCTV equipment or other cameras shall be installed on the site other than those shown on the submitted drawings nos. 26377-1-B and 26377-1-C, 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.

04. Each camera hereby permitted shall have a fixed field of vision, being angled and of a visual range as indicated on the submitted drawings nos. 26377-1-B and 26377-1-C and there shall be no subsequent variation to allow a greater field and range of vision for any of the camera without the prior written approval of the Local Planning Authority.

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

05. Other than the on-site audio challenge facility (described in the agent's email dated 5th November 2019 as part of the planning permission dated 15th January 2020, application ref. 19/01786/FUL) forming part of the security system hereby permitted, no other 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.

---

## **Background**

To enable the decision making process to continue, it was agreed that Councillors continue to receive decision-making reports. They will form a view which will be communicated to the Chief Executive. The decision will be formally made by the Chief Executive (or relevant Director) during the current coronavirus restrictions.

## **Background Papers**

Officer Report – Planning Application 21/01785/S73A

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=427&MId=3074&Ver=4>

---