Application Number

P/2011/1118

Site Address

Churston Grammar School
Greenway Road
Brixham
Devon
TQ5 0LN

Case Officer

Mr Adam Luscombe

Ward

Churston With Galmpton

Description

Installation of solar panels on roof(s) of building(s)

Executive Summary / Key Outcomes

The application has been considered against the relevant policies, specifically EP2 and those contained within the built environment chapter, of the Saved Adopted Torbay Local Plan 1995-2011.

The proposal to install solar photovoltaic panels on the roof of the building at this site has not been considered to have any adverse or detrimental impacts and will preserve the appearance and character of the built environment surrounding the site.

The use of renewable technology is important in achieving sustainability objectives and this scheme will contribute to the creation of additional resource at the point of consumption.

The application sought consent for the principle of the installation with the details reserved for decision by way of condition. The necessary conditions are therefore included with this recommendation.

Recommendation

Conditional Approval.

Site Details

Existing school premises situated on the south side of Greenway Road. The site is visible in the street scene. There is a bank and beech hedge along the boundary of the premises with Greenway Road. There are a number of trees on the site.

Detailed Proposals

It is proposed to install solar PV to the roof of the building at the site.

The application seeks the addition of panels to five different roof slopes of four

buildings to the South of the collection of buildings on the site. The panels are to face towards the South-West

This application identifies the area of the roof to be utilised for Solar Photovoltaic Panels and it is proposed to manage the detail by way of a prior to commencement condition.

Summary Of Consultation Responses
No Comments Received

Summary Of Representations
One letter of representation has been received from a neighbour of the site. It raises concerns about the potential appearance of the panels and the visual impact that this will have given that they consider the gym building in particular to already be very dominating. This letter has been reproduced at Page B.200.

Relevant Planning History
This application forms part of a bulk submission for similar proposals on Council owned/operated buildings and Schools within the authority's boundary.

There are no specific applications relevant to this particular site.

Key Issues / Material Considerations
The key issues in respect of this application concern the affects of the inclusion of the photovoltaic panels on the appearance and character of the building and the surrounding area. The affect on residential amenity, public health and safety, the townscape, landscape and wildlife are also key considerations. There is further consideration given to the economic and environmental impacts of such development.

In this case there is not considered to be any undue harm caused to the residential amenity of surrounding or neighbouring occupiers. Furthermore in respect of the public the panels will not result in any risk to the health or safety of the public.

The panels, in this case, would have no significant impact on the appearance of the wider area or that of the building itself. This would result in no adverse impacts on the appearance or character of the specific townscape and landscape surrounding the site.

The photovoltaic panels will not impact on any wildlife corridors or habitats in the area.

Economy -
Investment in the renewable technology industry throughout Torbay.

Climate change -
Inclusion of renewable technology resource at point of consumption. Additional creation of energy would be fed back into national resource. Planning Policy 22 (Renewable Energy) states that "The Government's energy policy, including its policy on renewable energy, is set out in the Energy White Paper. This aims to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies."

The development of renewable energy will make a vital contribution to these aims and will aid to facilitate the delivery of the Government's commitments on both climate change and renewable energy.

Conclusions
The proposed addition of solar photovoltaic panels on this building will not have a detrimental affect and will accord with the relevant local planning policies as set out within the Saved Adopted Torbay Local Plan 1995-2011.

Condition(s)/Reason(s)

01. Prior to the commencement of the development hereby approved, details of the siting, number and specification of the photovoltaic panels shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with policies BES and BE1 of the saved adopted Torbay Local Plan 1995-2011.

02. Should any part of the panels and equipment as hereby approved become redundant it shall be permanently removed from the site and the building shall be reinstated to its former condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid a proliferation of redundant panels, in the interests of visual amenity and the character of the building, in accordance with policies BES and BE1 of the Saved Adopted Torbay Local Plan 1995-2011.

Informative(s)

01. Condition one attached is prior to commencement going to the heart of the permission; therefore details must be submitted to and approved prior to the commencement of works on site.

02. Panels on other areas of the roof not outlined in red on the approved plans are not permitted by this consent.

03. Town and Country Planning (General Development Procedure)

(Amendment) Order 2003.

The proposed development has been tested against the policies of the Development Plan – the Saved Adopted Torbay Local Plan 1995-2011 – and, in the opinion of the Local Planning Authority, is not in conflict with any; in particular it accords with the following:

BES Built Environment Strategy
BE1 Design of New Development
EP2 Renewable Energy

Relevant Policies

BES Built environment strategy
BE1 Design of new development
EP2 Renewable energy