

Installation of solar PV panels on roof, installation of a bio mass boiler with metal flue and formation of thermal store

**Report Item No
A8**

Ley Farm Callans Lane Heath End Ashby De La Zouch

**Application Reference
14/00355/FUL**

**Applicant:
Mr Simon Stanion**

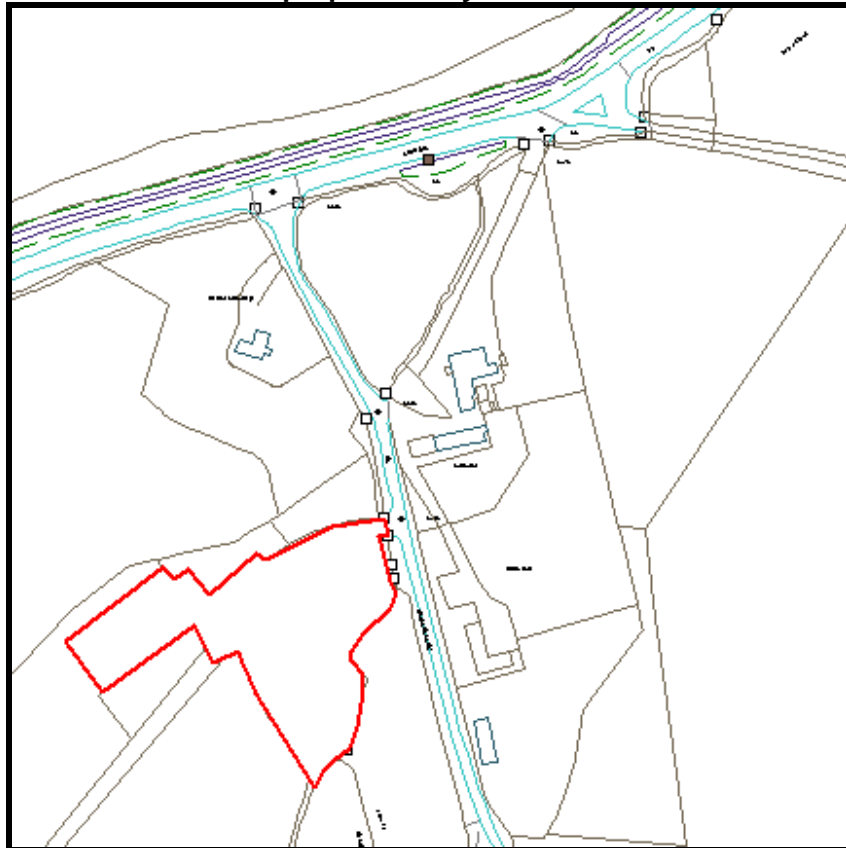
**Date Registered
2 May 2014**

**Case Officer:
Joe Mitson**

**Target Decision Date
27 June 2014**

**Recommendation:
Permit**

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

Proposal

The application seeks permission for the installation of solar pv panels on an outbuilding roof, the installation of a bio mass boiler with metal flue and the formation of a thermal store.

The application is reported to Planning Committee as the applicant works for the Council.

Consultations

Members will see from the main report below that no objections have been received in respect of the proposals, the Parish Council supports the proposal and English Heritage raise no objection.

Planning Policy

The site is in the countryside and within the conservation area. Ley Farm is a grade II* listed building.

Conclusion

The proposals would provide alternative energy sources for the property and would not adversely affect the fabric or setting of the listed dwelling or curtilage listed buildings and would preserve the character and appearance of the conservation area.

Recommendation:-

PERMIT SUBJECT TO THE IMPOSITION OF CONDITIONS.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposal and Background

The application comprises the installation of PV solar panels on the rear elevation of the stable block and the installation of a biomass boiler with metal flue and formation of a thermal store in the adjacent outbuilding. The 40 panels, each measuring 1.6m by 0.9m, are to be installed on the rear elevation of the stables, the biomass boiler would be sited within the store area of the outbuilding with the flue in the rear of the south-east facing barn.

The site comprises a farmhouse (grade II*) on the western side of Callans Lane within the Heath End Conservation Area. The dwelling dates from the 16th century and comprises a storey and a half building. Adjacent is the barn of brick and tile with the stable building forming the western part of the yard. The complex of buildings is set within a countryside location with limited dwellings within the locality.

There is a detailed history on the site. This includes 08/00715/LBC for external and internal alterations to the outbuilding to provide living accommodation, 08/00718/FUL comprised the associated planning application, 11/00459/EXT and 11/00460/EXT extended the time for the above applications, 13/00363/LBC related to a revised scheme to that above; all were approved.

Application 14/00356/LBC for the installation of solar PV panels on the roof, installation of bio mass boiler with metal flue and formation of thermal store, is also reported on this agenda.

2. Publicity

Neighbours have been notified.

Site Notice displayed.

Press Notice published 21 May 2014

3. Consultations

Ashby De La Zouch Town Council consulted 12 May 2014
English Heritage- Grade I/II* LB Works consulted 4 June 2014
Ashby de la Zouch Town Council consulted 12 May 2014
County Highway Authority consulted 13 May 2014
NWLDC Conservation Officer consulted 13 May 2014

4. Summary of Representations Received.

Ashby de la Zouch Town Council support the application.

English Heritage no objection.

No comments have been received from neighbours.

5. Relevant Planning Policy

National Planning Policy Framework (NPPF) - March 2012

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development. It states that local planning authorities should:

- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent or where relevant policies are out of date unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Paragraph 17 sets out the 12 key principles that should underpin plan-making and decision-taking, which include:

- proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs;
- always seek to secure high quality design and a good standard of amenity;
- support the transition to a low carbon future in a changing climate;
- contribute to conserving and enhancing the natural environment and reducing pollution;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling;
- take account of and support local strategies to improve health, social and cultural wellbeing.

The NPPF (Para 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

In relation to the Listed Building designation, as a heritage asset, Paragraph 131 requires that in determining planning applications, local planning authorities should take account of, amongst others, the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 132 goes on to say that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 133 indicates that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Adopted North West Leicestershire Local Plan

Policy S3 sets out the circumstances in which development will be permitted outside Limits to Development;

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings;

Policy E4 seeks to achieve good design in new development and requires new development to

respect the character of its surroundings.

Submission Core Strategy (April 2012)

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

6. Assessment

Design, Visual Impact and Impact on Heritage Assets

The proposed solar panels would be sited on the rear roofslope of the stable building. The panels would be arranged in two banks of 20 on the south-west elevation of the building which is not curtilage listed having been granted permission in 1998. The panels would be 150mm off the roof surface approximately 300mm from the ridge.

The panels would dominate the rear roofslope; however views of this rear elevation are limited to the neighbouring land and the landscaping prevents open views from the adjacent public footpath. The site is also within the conservation area; the proposal would be an ancillary element on the outer elevation of the outbuilding. Although not visually ideal the solar panels would only be visible from the rear of the building and not from the public realm. As such the rural character and appearance of the conservation area would not be unduly adversely affected.

The stable building is a more modern structure and is read as part of the group of buildings on the site. However, the relationship between the listed dwelling and the stable building is more from within the yard and the panels would not be visible from this position. It is not considered the panels would adversely affect the setting of the listed dwelling or outbuildings.

The biomass boiler would be a freestanding unit installed inside the barn on a concrete slab with the flue enamelled black. The boiler would be fuelled by wood pellets. The thermal store would be freestanding in the store/utility at the southern end of the barn and connected to the boiler by a copper pipe. The internal proposals would not affect the conservation area or setting of the listed building. Although the flue would be visible it would comprise a matt black metal flue and would clearly be a more recent addition to the building. The setting of the listed dwelling, and the character and appearance of the conservation area, would not be adversely affected.

No objection was raised by English Heritage.

Residential Amenity

The area is characterised by occasional dwellings within a rural setting. There are no close properties that would be affected by the proposals.

Conclusions

The proposals are considered to be visually acceptable and would not adversely affect the heritage assets or rural character of the site and surroundings. No neighbouring property would be unduly affected by the proposals.

RECOMMENDATION - PERMIT subject to the following condition(s):

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

Reason- to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be built strictly in accordance with the approved plans as follows:

1:500 Site Plan
Site Location Plan
1344/02A
1344/04C

Reason- To determine the scope of this permission.

- 3 The solar panels hereby approved shall be removed from the site and the roof made good once the panels are no longer operational.

Reason- In the interests of visual amenity

Notes to applicant

- 1 Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).