

Unrestricted Report

ITEM NO: 12

Application No.
15/00663/PAS
Site Address:

Ward:
Priestwood And Garth

Date Registered:
14 July 2015

Target Decision Date:
8 September 2015

**Garth Hill College Bull Lane Bracknell Berkshire
RG42 2AD**

Proposal:

Application for prior approval for the installation of 2 no. photovoltaics (PV) solar arrays on sports block roofs, one consisting of 136 no. frame mounted panes and other consisting of 56 no. frame mounted panels.

Applicant:

Garth Hill College

Agent:

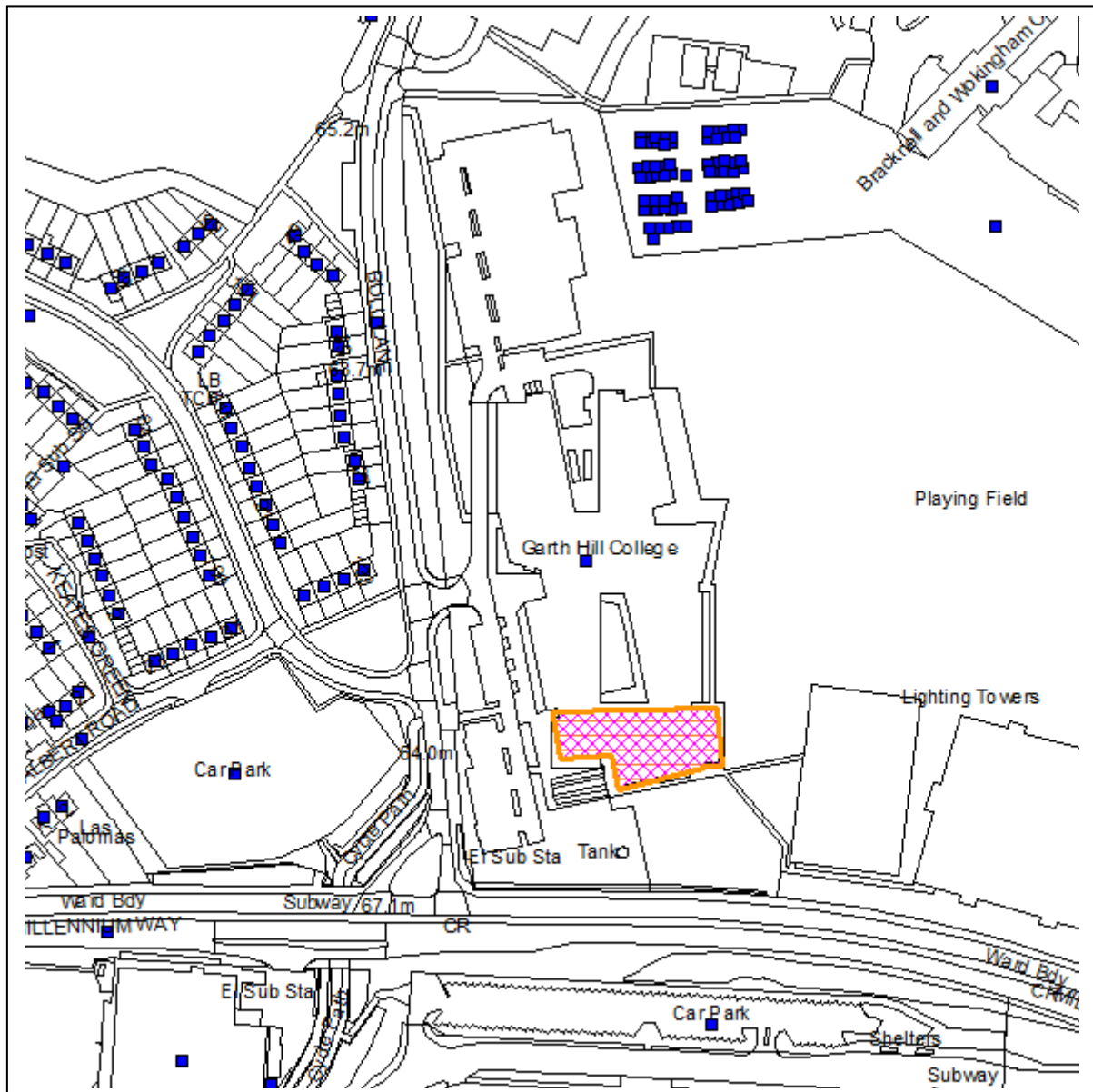
Bracknell Forest Council

Case Officer:

Michael Ruddock, 01344 352000

Development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. REASON FOR REPORTING THE APPLICATION TO COMMITTEE

The application is reported to the Planning Committee as it has to be determined within 56 days.

2. SITE DESCRIPTION

Garth Hill College is located north of Millennium Way which forms part of the ringroad around Bracknell town centre. South of Millennium Way is Bracknell town centre, where demolition is currently taking place as part of the regeneration of Bracknell town centre. The areas north, west and east of Garth Hill College are predominantly residential, with Sandy Lane primary school north of the site. A residential extra care development is located on land immediately east of the site.

Two buildings are the subject of this application, forming the sports block. They are located towards the south of the site, approximately 40m north of Millennium Way and 35m east of Bull Lane.

3. RELEVANT SITE HISTORY

Application 08/00759/3 - Redevelopment to provide a replacement three storey building for Garth Hill College with new access arrangements from Bull Lane, associated parking for 173 vehicles, 160 cycle spaces with provision for an additional 42 cycle spaces, and other associated works, including landscaping, provision of a floodlit multi use games area and floodlit synthetic turf pitch and reorganisation and re-grading of the playing fields - APPROVED 2008

Application 15/00690/FUL has been submitted for the Installation of safety fencing to roof, however this application has not been decided at the time of writing the report.

4. THE PROPOSAL

The applicant wishes to install two photovoltaics solar arrays on the roofs of the two buildings forming the sports block in accordance with Class J(c) of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Pursuant to paragraph J.4 of the same legislation, the applicant is applying for Prior Approval for this development. Paragraph J.4 states that the Class J(c) development 'is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.'

The development would consist of one array with 136 frame mounted panels, and one array with 56 frame mounted panels. The would be tilted with a maximum height of 0.297m with a depth of 1.027m and would be located on the two flat roofs of the sports block buildings, towards the south of the site.

5. REPRESENTATIONS RECEIVED

Bracknell Town Council

No objection.

Other Representations

No neighbour representations were received at the time of writing the report. Any representations that are subsequently received will be included within the Supplementary Report.

6. ASSESSMENT

Part 14, Class J of the General Permitted Development Order (2015) allows 'The installation, alteration or replacement of -

- a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building,

other than a dwellinghouse or a block of flats.

Paragraph J.1 states that development is not permitted if:

(a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;

(b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

(c) the solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of the roof;

(d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

(f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.

Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.

Development under Class J is permitted subject to the following conditions:

(a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and

(b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.

In respect of the Paragraph J.1 legislation

(a) the solar PV equipment would not be installed on a pitched roof.

(b) the solar PV equipment would be installed on a flat roof, however the highest part of solar PV equipment would not be higher than 1 metre above the highest part of the roof at a height of 0.297m.

(c) the solar PV equipment would not be installed within 1 metre of the external edge of the roof, at a closest point to the edge of 1.6 metres.

(d) the building is not located on article 2(3) land.

(e) the site is not designated as a scheduled monument.

(f) solar PV equipment would not be installed on a listed building nor on a building within the curtilage of a listed building.

The capacity of the system would be 50kW, which equates to 0.05 Megawatts.

Paragraph J conditions:

(a) as the solar PV equipment would be installed on the top of a flat roofed building it is considered that it would be sited as to minimise its effect on the external appearance of the building and the amenity of the area.

(b) an informative would be included to state that the solar PV equipment should be removed as soon as reasonably practicable when no longer needed.

Assessment as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land:

Given that the proposed solar arrays would be located on two flat roofed buildings with a maximum height of 0.297m it is unlikely that they would be visible from ground level. In any case it is not considered that development with such a height would be visually prominent in the streetscene or would have a significant impact on the design and appearance of the development.

The closest neighbouring dwellings are located on Horseneile Lane, approximately 82m north west of the site. It is not considered that development at that distance would result in an adverse impact on the occupiers of these properties through glare, and in any case the panels would face south towards Bracknell Town Centre. The closest existing residential properties to the south are located approximately 240m from the sports block, and due to this distance it is considered that they would have minimal impact on these properties through glare. Although new residential units will be included closer to Garth Hill College within the Regeneration of Bracknell Town Centre, these would still be located approximately 150m away from the sports block, and it is not considered that the development would result in an adverse impact on these properties through glare.

It is therefore not considered that the prior approval of the authority is required as to the design or external appearance of the development.

7. PROPOSED OPERATIONAL DEVELOPMENT.

Submitted plans show that a safety rail will be installed around the roof of the building with a height of 1.1m. This is considered to constitute operational development which can not be approved under Class J and requires planning permission. It is noted that a planning application for this development has been submitted and validated (ref. 15/00690/FUL).

8. PUBLICITY

A site notice was displayed adjacent to the site entrance on Bull Lane. No objections were received at the time of writing the report.

9. CONCLUSION

The proposed development complies with the caveats listed under Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required as to the design and external appearance of the development.

10. RECOMMENDATION

It is recommended that prior approval for the development is not required, subject to the standard conditions listed within Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

RECOMMENDATION

Prior approval for Solar Panels is not required.

Informative(s):

01. The solar PV equipment should be removed as soon as reasonably practicable when no longer needed.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk