

Delegated Report

Planning Ref: 25/01067/FUL
Applicant: Hinckley Golf Club
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: Hinckley Golf Course, Leicester Road, Hinckley

Proposal: The installation of 132 solar panels on the south facing face of the existing roof to provide renewable energy to the premises

1. Recommendations

- **Grant planning permission** subject to planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The installation of 132 solar panels to the south facing roof slope of a golf club house to provide renewable energy to the building.

3. Description of the site and surrounding area

- 3.1. The site comprises a single storey brick-built building, with a pitched roof and located to northwestern part of the grounds of the golf course.
- 3.2. Housing forming part of the built edge of Hinckley neighbours the western edge of the site.

4. Relevant planning history

No recent relevant history.

5. Publicity

- 5.1. There are no local residents close enough to warrant sending letters to. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. No comments have been received.

6. Consultation

- 6.1. No additional consultation was considered necessary.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Delivering Renewable Energy and Low Carbon Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (2020)

- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

- 8.2. The NPPF identifies that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.
- 8.3. The development plan in this instance consists of the Core Strategy (2009), the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).
- 8.4. Policy DM4 of the SADMP seeks to protect the intrinsic value, beauty, open character and landscape character, to safeguard the countryside from unsustainable development. Development in the countryside is considered sustainable where;
- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or
 - c) It significantly contributes to economic growth, job creation and/or
 - d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
 - e) It relates to the provision of accommodation for a rural worker
- 8.5. The proposal is considered to accord with section (d) and points i) to v) of Policy DM4 of the SADMP.
- 8.6. Policy DM2 of the SADMP relates to delivering renewable energy and low carbon development. The policy states that planning applications will be supported where all reasonable steps have been taken to avoid or mitigate any adverse impacts of the development.
- 8.7. The proposal would be sited to the south facing roof slope of the building, which faces towards the main and extensive grounds of the golf course. The building is

single storey and located well within the grounds of the golf course. Therefore, the proposal would be well screened from all but distant public views by virtue of the siting and orientation of the proposed solar panels, and there would be no significant detrimental impacts as a result of the proposal.

- 8.8. The proposal is therefore in accordance with Policies DM2 and DM4 of the SADMP.

Design and impact upon the character of the area

- 8.9. Policy DM4 of the SADMP seeks to protect the intrinsic value, beauty, open character and landscape character of the countryside.
- 8.10. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.2. Due to the siting and orientation of the proposed solar panels to a single storey building, and given the minimal visibility from dwellings to the south and west and the footpaths to the east, the proposal is not considered to result in any significant adverse impacts to the intrinsic value, beauty, open character and landscape character of the countryside.
- 8.3. The proposed array of solar panels, although extensive, is considered to complement the overall design, form and proportions of the existing modern club building, which is of negligible architectural merit.
- 8.4. The proposal is therefore in accordance with Policies DM4 and DM10 of the SADMP.

8.5

Impact upon neighbouring residential amenity

- 8.11. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.12. The proposed solar panels would be sited to the roof of a single storey building. By virtue of their location and distance from neighbouring residential dwellings, it is considered that there would be no detrimental impacts to neighbouring residential amenity caused by the proposal.
- 8.6. The proposal is therefore in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.13. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.7. The proposal is not considered to give rise to any significant detrimental impacts to highway safety, as the south facing elevation is directed away from the public highway, and therefore the proposed solar panels would not result in any significant adverse glare to users of the highway.
- 8.8. The proposal is therefore in accordance with Policy DM17 of the SADMP.

9. Equality implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. The proposal is considered to not result in any significant adverse impacts upon the character of the area and countryside, the amenity of neighbouring properties and highway safety. It is considered that the proposed development would be in accordance with Policies DM1, DM2, DM4, DM10 and DM17 of the adopted SADMP.

10.1.

11. Recommendation

- **Grant planning permission** subject to planning conditions outlined at the end of this report

11.2 Conditions

1. The development hereby permitted 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 by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Location Plan 25/101 Drawing Number 07
Block Plan 25/101 Drawing Number 06
As Proposed – Scheme 01 25/101 Drawing Number 02

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.