DELEGATED REPORT

Recommendation Made:

Reference:- 11/00403/C **Parish:- Earl Shilton Town Council**

Applicant:- Mr Scott Doughty
William Bradford Community College
Heath Lane
Earl Shilton
Leicester

Location:- William Bradford Community College Heath Lane Earl Shilton Leicester Leicestershire

Proposal:- INSTALLATION OF SOLAR PHOTOVOLTAIC PANELS ON THE ROOF AT WILLIAM BRADFORD COMMUNITY COLLEGE - WILLIAM BRADFORD COMMUNITY COLLEGE, HEATH LANE, EARL SHILTON COUNTY COUNCIL IDENTITY NUMBER: 2011/L483/04

Introduction:-

The Local Planning Authority has been consulted by Leicestershire County Council on an application which proposes to erect 348 photovoltaic panels on the roof of William Bradford Community College which lies off Heath Lane to the west side of the town of Earl Shilton. The panels are to be located on three areas of the school building roof; the main block, the rear block and the sports hall.

William Bradford Community College is surrounded by residential properties to the south and west, and open countryside to north and east.

The application has been accompanied by a Design and Access Statement which explains that the 348 panels will generate 44,926 KWH of electricity per year which will reduce dependency on the national grid. In addition, the panels are to be used for educational purposes and monitoring equipment will be installed to aid student's studies in renewable energy generation.

The application site is within the settlement boundary and William Bradford Community College is identified as a community facility.

Planning application history

01/01146/C REPLACEMENT OF CAR PARK LIGHTING COLUMNS AND FLOODLIGHTS – Recommendation Only

96/00595/C USE OF SCHOOL BUILDINGS FOR PRIVATE FUNCTIONS IN ADDITION TO EDUCATIONAL ACTIVITIES – Recommendation Only

97/00752/C ERECTION OF SECURITY FENCING AND GATES – Recommendation Only

97/01112/C ERECTION OF 2.4 METRE HIGH SECURITY FENCING – Recommendation Only

08/01166/FUL ERECTION OF 5KW ISKRA AT5-1 WIND TURBINE – Permitted

09/00851/C EXTENSION TO BUILDING – Recommendation Only

93/00848/4 CONTINUED USE OF ALL WEATHER SPORTS FACILITIES WITHOUT COMPLIANCE WITH CONDITION 7 CONSENT NO 82 1053 4 AND ERECTION OF IMPROVED LIGHTING – Permitted

84/00508/4 STANDING OF TEMPORARY MOBILE DOUBLE CLASSROOM WITH TOILETS – Permitted

82/01055/4 PROVISION OF ALL WEATHER HARD POROUS PITCH AND ASSOCIATED FLOODLIGHTING – Permitted

79/01084/4 STANDING OF 2 TEMPORARY MOBILE DOUBLE CLASSROOMS WITHOUT TOILETS – Permitted

74/01244/4 ERECTION OF COMMUNITY COLLEGE – Permitted

Consultations:-

Consultations are to be sent by Leicestershire County Council

Development Plan Policies:-

National planning policy

Planning Policy Statement: Planning and climate change - Supplement to Planning Policy Statement 1
Planning Policy statement 22: Renewable Energy

Core Strategy

Spatial Objective 12: Climate change and resource efficiency seeks to minimise the impacts of climate change by promoting the prudent use of resources through increasing the use of renewable energy technologies.

Local Planning Policy

Hinckley and Bosworth Local Plan 2001

BE1- Design and Siting of Development
CF2B - Alternative uses of Existing Educational and Community Sites

Appraisal:-

The site is designated as a community use where alternative uses of existing educational and community uses will be considered. The installation of photovoltaic panels on an existing community/school building which reduces the reliance on diminishing supplies of fossil fuels is considered acceptable in principle subject to all other matters being addressed.

Other main considerations with regards to this consultation:

Siting and Design

The panels are to be strategically sited on three areas of the school building roof for practical reasons relating to size, shape and orientation. The roof currently possesses an array of various paraphernalia ranging from air vents, a flue and air conditioning units. The panels are to be sited in uniform rows and project 80cm from the roof level, which will screen the majority of this scattered paraphernalia. In addition, there is a parapet wall which will extend around the edge of the roof and this will partially screen the panel units.

The panels would not be highly visible when viewed at a close proximity to the building as the building height would obscure the view. Although the panels will be visible at a distance, for the reasons outlined above, it not considered that the panels will have a detrimental impact on the appearance of the buildings or localit generally.

Impact on amenity

The nearest residential dwellings are on Farm Road, approximately 50 metres to the west of the sports hall building. These dwellings are mostly screened by mature trees and hedgerows which forms the boundary treatment. Although the site may be visible at small intervals between of the boundary treatment, the proposal is not considered to have a detrimental effect on residential amenity due to the scale of development and distance from the buildings.

Arable farm land exists to the north and east of the site, and although the site entrance is off Heath Lane, the school boundary treatment along this road is tall and as a result the panels will not be visible to passers by.

RECOMMENDATION:- That the Leicestershire County Council be advised that Hinckley & Bosworth Borough Council raises no objection to the proposal.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

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