

Delegated Report

Planning Ref: 26/00510/FUL

Applicant: Mr Mike Reid

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Dadlington Village Hall The Green Dadlington

Proposal: Erection of a roof mounted solar array and associated works

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning permission for the erection of a roof mounted solar array and associated works at Dadlington Village Hall, The Green, Dadlington.
- 2.2. The proposed 18 solar panels would sit to the buildings western roof slope and would measure 7.30 metres (W) x 5.32 metres (D) in total. The panels would be set in from the side of the roof slope by 0.76 - 0.78 metres, set in from the eaves by 0.39 metres and set in from the ridge by 0.27 metres. They would project from the roof by 0.10 metres and would be fixed to the roof by brackets with mounting rails. Bird combs would be fitted to the edges of the array.
- 2.3. The array would consist of Aiko panels.

3. Description of the site and surrounding area

- 3.1. The application site comprises a Village Hall situated within the settlement boundary of Dadlington. The site is identified as a Community Facility within Appendix 6f of the Community, Tourism and Cultural Facilities Review (2013).
- 3.2. The application building is constructed with a cream painted render finish to the walls and red plain clay tiles to the roof. It occupies an elevated position and is set back in relation to the highway. There is an existing small single-storey hipped roofed extension to the south-eastern elevation of the hall. An open grassed area sits to the south-west and south-east, with a car park to the north-west and residential properties to the north-east.
- 3.3. The site is notably within the setting of the grade II* listed Church of St James

4. Relevant planning history

82/00262/4

- Extensions to church room
- Planning Permission
- 25.05.1982

83/00387/4

- Laying of foul water drain to serve proposed village hall church room
- Planning Permission
- 21.06.1983

13/01073/FUL

- Single storey extension to provide catering kitchen

- Planning Permission
- 03.02.2014

16/00396/NOMAT

- Non material amendment to planning permission 13/01073/FUL to amend the south-east elevation to add a set of bi-fold doors and roof light
- Permit Non Material Amendments
- 02.06.2016

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publications, no representations have been received.

6. Consultation

6.1. HBBC Conservation Officer:

- No objections.

6.2. HBBC Environmental Health (Pollution):

- No objections.

6.3. Sutton Cheney Parish Council:

- No representations have been received.

7. Policy

7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

7.2. Site Allocations and Development Management Policies (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Delivering Renewable Energy and Low Carbon Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (GDG) (2020)
- National Design Guide (NDG) (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

8. Appraisal

8.1. Key Issues

- Principle of development
- Design and impact upon the character of the area and the setting of grade II* listed Church of St James
- Impact upon neighbouring residential amenity

Principle of development

- 8.2. Paragraph 3 of the National Planning Policy Framework ('NPPF') confirms that the national decision-making policies within the Framework are a material consideration

in making these decisions and should be read alongside the policies in the Development Plan. Planning decisions must also reflect relevant international obligations and statutory requirements. Paragraph 7 of the NPPF confirms that the national decision-making policies should be read as a whole.

- 8.3 NPPF Policy S3 (1) confirms that decisions on development proposals should apply a presumption in favour of sustainable development.
- 8.4 Paragraph 15 of the NPPF identifies the purpose of the planning system, which is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest. The three overarching objectives of sustainable development (economic, social, and environmental) are detailed at Paragraph 17 of the NPPF. However, Paragraph 18 of the NPPF confirms that these objectives are not criteria against which every development proposal can or should be judged. Development decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 8.5 The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.
- 8.6 In accordance with Annex A (2) of the NPPF, development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.
- 8.7 The proposal is situated within Dadlington's settlement boundary and therefore Policy S4 of the NPPF is triggered. Policy S4 of the NPPF seeks to ensure that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.
- 8.8 In light of the above, the proposal is considered acceptable in principle. Other material considerations are set out within the next sections of the report.

Design and impact upon the character of the area and the setting of grade II* listed Church of St James

- 8.9 Section 66 of the Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses.
- 8.10 Chapter 20 of the NPPF provides the national policy on conserving and enhancing the historic environment. Policies HE4, HE5 and HE6 of the NPPF require substantial weight to be given to the conservation of a designated heritage asset when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and

convincing justification, and for that harm to be weighed against the public benefits of a proposal.

- 8.11 Policy DP3 (1) of the NPPF confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with Policies L2 and L3 of the NPPF.
- 8.12 To create well-designed places, Policy DP3 (2(c) of the NPPF states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.
- 8.13 Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with NPPF Policy DP3(1) or relevant aspects of the principles in Policy DP3 (2) of the NPPF, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.
- 8.14 Policy DP3 (4) of the NPPF highlights that the principles set out in the Design and Placemaking Planning Practice Guidance should be used to inform how this policy is applied in the absence of locally produced design policies, guides, codes or masterplans.
- 8.15 Policy W3 of the NPPF requires substantial weight to be given to:
 - a) The benefits for improving energy security, supporting economic development and/or the transition to a net zero future;
 - b) In the case of applications for the re-powering and life-extension of existing sites, the additional benefit of utilising an established site for this purpose; and
 - c) The contribution that small-scale and community-led renewable and low carbon energy projects can make to reducing greenhouse gas emissions, along with their associated economic and social benefits.
- 8.16 Policy DM2 of the adopted SADMP supports renewable energy and low carbon developments subject to mitigation of adverse impacts such as landscape, noise, and visual impacts.
- 8.17 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.
- 8.18 Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building.
- 8.19 In general, the utilitarian appearance of solar panels is not particularly sympathetic to the buildings appearance or the visual amenities of the surrounding area especially when situated to the principle elevation and within the setting of the grade II* listed building like the proposal.

8.20 Notwithstanding the above, the panels would be evenly spread across the roof to ensure a balanced development and would have a dark finish which would respect the darker tones of the existing buildings roof. The Council's Conservation Officer is therefore satisfied that the installation of the solar panels would only have a minor visual impact on the character and appearance of the setting of the grade II* listed Church of St James and it would be a neutral change within the wider setting of the Church, having no adverse impact upon its significance. In addition, there is strong support for the provision of renewable energy installations of all scales within Policy DM2 of the adopted SADMP and W3 of the NPPF and this is a material consideration in favour of the proposal. It is considered that reasonable steps have been taken to avoid or mitigate any significant adverse impacts arising from the development and that the environmental benefits of the proposal would offset any limited visual harm to the property or surrounding area.

8.21 In light of the above, the proposal would comply with Policies DM2, DM10, DM11 and DM12 of the adopted SADMP, Section 20 of the NPPF, and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

8.22 Policy P3 (1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).

8.23 In accordance with Policy P3(2)(a) and (b) of the NPPF, development proposals should therefore:

- (a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
- (b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);

8.24 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.

8.25 The proposed solar panels would face directly onto the adjacent highway, The Green, with no's 8, 10 and 14 being the immediate neighbours. The panels would nonetheless be situated in excess of 25.00 metres from the aforementioned neighbouring dwellings, whilst being of an appropriate scale as to not harm the amenity afforded to the dwellings.

- 8.26 The panels would be entirely screened from residential dwelling, Church Cottage to the rear (east) of the site.
- 8.27 In light of the above, the proposal would comply with Policy DM10 of the adopted SADMP and Policy P3 of the NPPF.

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. By virtue of the nature of the development for the generation of renewable energy, its scale, design and appearance, it is considered that the environmental benefits of the proposals and contribution towards the reduction of carbon emissions would offset any visual harm to the setting of the grade II* listed Church of St James. By virtue of their siting, elevation and separation distances it is considered that the proposals would not result in any significant adverse impacts on the residential amenity of any neighbouring properties. It is considered that the proposals would be a sustainable development and in accordance with Policies DM2, DM10, DM11 and DM12 of the SADMP, the statutory duty of Section 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policies DP3, W3 and P3 of the NPPF.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

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:
 - Existing and Proposed Elevations, Drg No. MR1-26-A1 as received by the Local Planning Authority on the 5th June 2026.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the Policy DP3 National Planning Policy Framework (2026).

3. Should the solar panel arrays hereby permitted no longer be required for the purposes of electricity generation or cease to operate for a continuous period of 6 months then they shall be removed from the roof within 3 months after the end of the 6 months cessation period.

Reason: In the interests of visual amenity and to protect the character and appearance of the application dwelling and surrounding area in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policy DP3 of the National Planning Policy Framework (2026).

11.3 **Notes to applicant**

- a) 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.