

ITEM: 11

Application Number: 08/01508/FUL

Applicant: Coombe Dean School

Description of Application: Installation of a roof-mounted solar photovoltaic (PV) system on top of the pitched metal roof of the new hall of the school, including panels and fixings

Type of Application: Full Application

Site Address: COOMBE DEAN SCHOOL, CHARNHILL WAY
ELBURTONPLYMOUTH

Ward: Plymstock Dunstone

Valid Date of Application: 05/08/2008

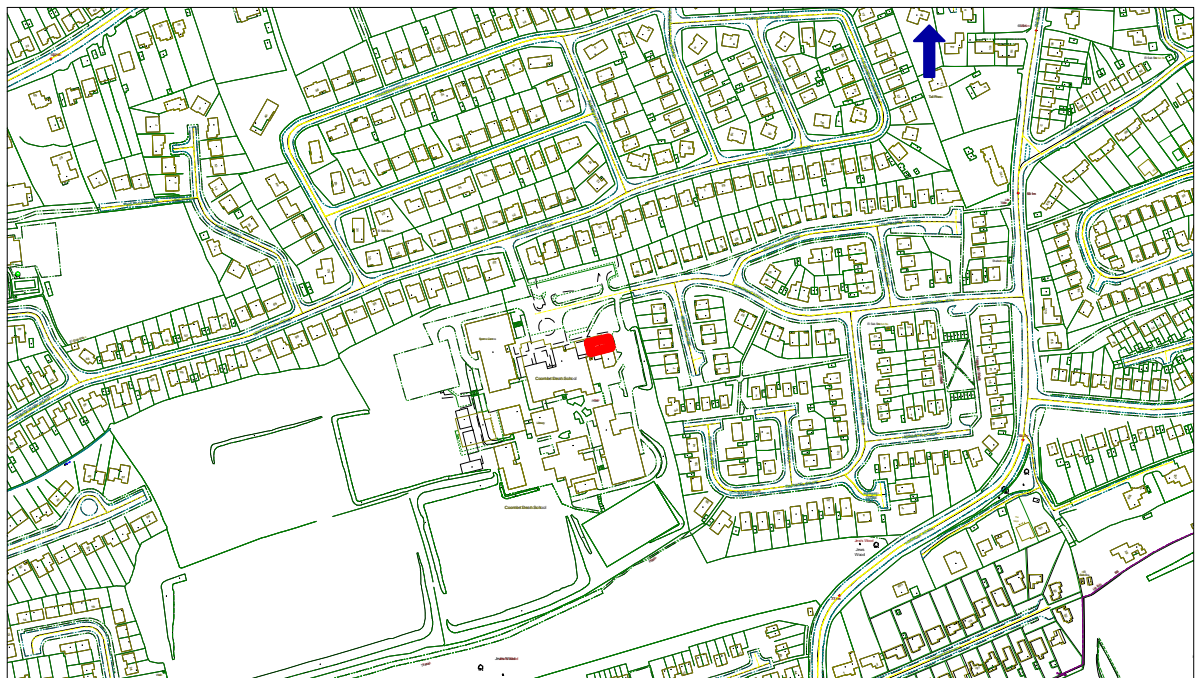
8/13 Week Date: **04/11/2008**

Decision Category: Major Application

Case Officer : Liz Maynard

Recommendation: Grant Conditionally

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OFFICERS REPORT

Site Description

Coombe Dean School is a local authority school in the Plymstock area of the city. It occupies a relatively large site located in a predominantly residential area.

The area of the school site to which the application relates is towards the north east corner of the site near to the entrance from Charnhill Way. The area of the site is at a lower ground level than the nearest neighbouring properties, which are bungalows 7-12 Renoir Close.

Proposal Description

Installation of a roof-mounted solar photovoltaic (PV) system on top of the pitched metal roof of the new hall of the school, including panels and fixings.

The proposed panels are dark blue-black in colour and positioned in two rows on the southern roof slope. The panels are angled towards the sun, meaning they will protrude 0.45 from the roof slope.

Relevant Planning History

There are numerous previous planning applications on the school site, including 3 recent applications for installation of two window turbines at the school (reference 07/01194 – withdrawn; 08/00031 – withdrawn; 08/00941-refused).

The most relevant application to this proposal is that for the building on which this proposal would add to:

02/02022 (FULL) Extensions and alterations to form new hall and three-storey general teaching block- PERMITTED.

Consultation Responses

No consultation responses requested or received.

Representations

No letters of representation received for this application.

Analysis

The main consideration in assessing the application is the visual impact of the proposal. The application turns on policy CS34 of the LDF Core Strategy.

The new hall on which the proposed panels are positioned is single story and has a very shallow pitched metal roof. The small protrusion from this roof of 0.45m will mean that the panels will barely be visible from the ground level around the building. The nearest neighbouring properties are at a relatively elevated level, but are bungalows and windows of those properties are screened by a boundary fence and the panels are angled at 90 degrees to the boundary. As such, the proposal will have little impact on the visual amenity of the area and no significant impact on neighbouring residential amenity.

Policy CS20 is not directly relevant to this proposal but suggests that sustainable resource use is to be encouraged. The design and access statement accompanying the proposal also indicates that the school to

promote awareness of environmental issues and to use the system for educational purposes.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

Not applicable to this application.

Conclusions

The proposed panels are compatible with the surrounding in terms of siting, scale, materials and visual impact. The proposal also offers environmental and educational benefits.

The application is recommended for approval.

Recommendation

In respect of the application dated **05/08/2008** and the submitted drawings, **site location plan, roof layout PL-040, panel layout J0769-100, panel cross-section J0769-200 and accompanying design and access statement received 05.08.09**, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1)The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on the visual amenity of the area, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit

(1995-2011) 2001, and (c) relevant Planning Guidance (SPG) Notes, Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration
CS01 - Sustainable Linked Communities
CS02 - Design