

MEETING:	PLANNING COMMITTEE
DATE:	29 OCTOBER 2014
TITLE OF REPORT:	<p>P142088/FH - PROPOSED INSTALLATION OF 16 PHOTO VOLTAIC PANELS ON THE ROOF OF A 3 BAY OPEN FRONTED STORE AT THE LAKE HOUSE, UNDERDOWN, LEDBURY, HEREFORDSHIRE, HR8 2JE</p> <p>For: Mr Jenkins per Mr Thomas Cutter, The Craft Workshop, Wilton, Bridstow, Ross-on-Wye, Herefordshire HR9 6AA</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=142088&search=142088

Date Received: 7 July 2014

Ward: Ledbury

Grid Ref: 371506,237017

Expiry Date: 5 November 2014

Local Members: Councillors PL Bettington, EPJ Harvey and TL Widdows

1. Site Description and Proposal

- 1.1 The site is located to the south of Ledbury within Malvern Hills Area of Outstanding Natural Beauty. Lake House comprises a mix of converted stables forming a mix of residential and holiday units and a three bay open carport. The site is accessed via a private drive directly off the A449, Southend Road bounded by ancient woodland to the north/east, timber fencing to the south and a stone wall to the east. The Lake House adjoins The Underdown a Grade II Listed Building.

The application proposes the installation of 16 photo voltaic panels on the roof of the three bay open fronted car port located towards the northern corner of the site. The proposed solar panels would be constructed with an anti-reflection surface set within anodized aluminium frames measuring approximately 1.6m (L) x 0.9m (W) x 0.03 (Depth).

2. Policies

- 2.1 National Planning Policy Framework (NPPF)

Paragraph 116

- 2.2 Herefordshire Unitary Development Plan (UDP)

S7 - Natural and Historic Heritage
 DR1 - Design
 CF4 - Renewable Energy
 HBA4 - Setting of Listed Buildings

- 2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan>

3. Planning History

- 3.1 NE100379/F – Change of use stables to holiday lets – APPROVED.
DCN082625/F – Change of use office to holiday let – APPROVED.
DCN062916/F – Hedging and lean-to shed – APPROVED.
DCN052267/F – Erection of a log cabin work room – APPROVED.
DCH951214/F – Erection of stables, track room and shed/store – APPROVED.
DCH941215/F – Conversion of stables and out building to house – APPROVED.

4. Consultation Summary

- 4.1 Ecology Officer – No objection - *“I cannot see that there will be any significant impacts upon ecology. This is not a structure which would be routinely used by bats but I would add that during the nesting season there may be potential disturbance of nesting birds if they are utilising the building. I would recommend the addition of the following informatives”* Please find the recommended informatives below.

5. Representations

- 5.1 Ledbury Town Council - support

- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-

<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

- 6.1 An application for the installation of solar panels within the setting of a listed building will predominately be considered against the National Planning Policy Framework and Herefordshire Unitary Development Plan specifically policies S7, HBA4, HBA8 and CF4. The main considerations to take into account when determining the application are the potential adverse impacts to the setting of listed buildings and Malvern Hills Area of Outstanding Natural Beauty.
- 6.2 The site is bounded by dense ancient woodland – Coneygree Wood and Mayhill Wood to the north and east, with high stone brick wall to the south and west. The car port is appropriately located towards the northern corner of the site approximately 139m from the A449 Highway and 78 metres from the closest neighbouring property..
- 6.3 The site is set over varying gradient levels, creating a natural screen from neighbouring properties. The installation of 16 solar panels will not adversely affect the amenity or setting of the listed building. It is not considered the proposal will create a detrimental impact upon the integrity of Malvern Hills Area of Outstanding Natural Beauty in accordance with policies CF4 and HBA4.
- 6.4 The proposal accords with National Planning Policy Framework and Herefordshire Unitary Development Plan specifically policies CF4 and HBA4. Accordingly the application is recommended for approval.

Further information on the subject of this report is available from Mr Andrew Stock on 01432 383093

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B01 Development in accordance with the approved plans**

INFORMATIVES:

- 1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
- 2. **N11A Wildlife and Countryside Act 1981 (as amended) - Birds**
- 3. **N11C General Ecology**

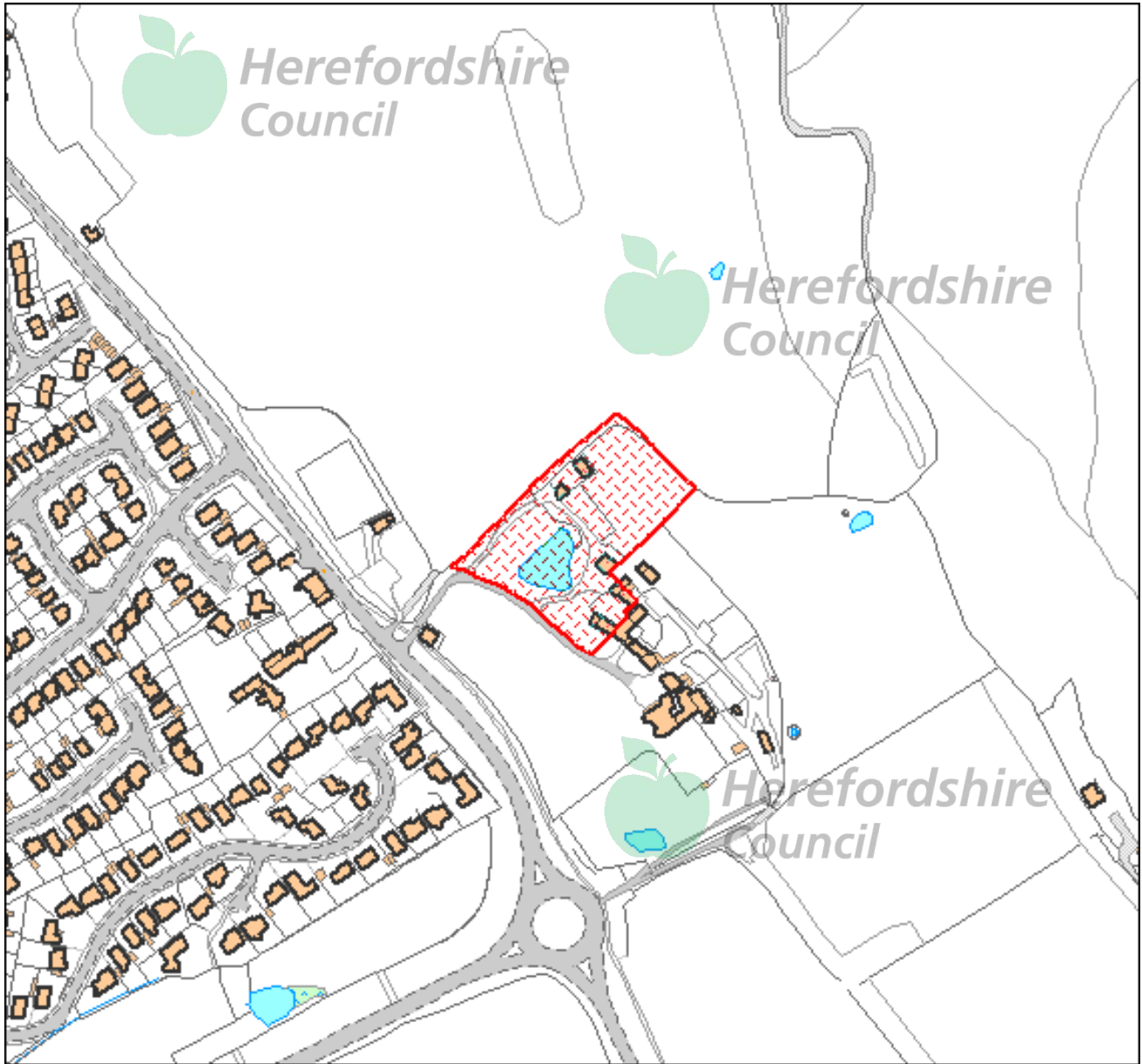
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 142088/FH

SITE ADDRESS : THE LAKE HOUSE, UNDERDOWN, LEDBURY, HEREFORDSHIRE, HR8 2JE

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