

MEETING:	PLANNING COMMITTEE
DATE:	15 JUNE 2011
TITLE OF REPORT:	<p>DMN/110776/F - REMOVAL OF EXISTING ROOF SHEETS FROM A COMMERCIAL BUILDINGS AND REPLACE WITH NEW SHEETS AND SOLAR PHOTOVOLTAIC PANELS AT LEADON COURT INDUSTRIAL BUILDS, FROMES HILL, LEDBURY, HEREFORDSHIRE, HR8 1HT.</p> <p>For: Mr Morgan per Ms Sarah Wells, Wharton Court, Wharton Court Road, Wharton, Herefordshire, HR6 0NX.</p>

Date Received: 25 March 2011

Ward: Frome

Grid Ref: 368571,246857

Expiry Date: 27 May 2011

Local Member: Councillor PM Morgan

1. Site Description and Proposal

- 1.1 The application site relates to part of Leadon Court Industrial buildings that are situated on the northern side of Fromes Hill, north of the A4103. There are 5 commercial/light industrial units provided at the site all let out to local businesses.
- 1.2 The proposal involves a solar array to generate electricity primarily for on site use. Any excess electricity will be exported to the National Grid. The development is proposed to be placed on the western roof of the buildings and consists of a solar array of 238 panels, each measuring 1.6 x 0.9m. The array will generate 49.98kWp and will be laid out in 10 rows of 20 panels and 2 rows of 19 panels. The panels will be a dark blue-black in colour enclosed within silver aluminium frames.
- 1.3 Also included in the proposal is the replacement of the existing roof sheets on the building before installing the panels. The replacement roof will be constructed from Kingspan KS 1000 RW insulated roof sheets in a Merlin Grey colour.

2. Policies

2.1 Central Government Advice

Planning Policy Statement 1	-	Delivering Sustainable Development
Planning Policy Statement 7	-	Sustainable Development in Rural Areas
Planning Policy Statement 22	-	Renewable Energy
Planning for Renewable Energy	-	A Companion Guide to PPS22

2.2 Herefordshire Unitary Development Plan 2007

Further information on the subject of this report is available from Ms R Jenman on 01432 261961

- S1 - Sustainable Development
- S2 - Development Requirements
- S7 - Natural and Historic Heritage
- DR1 - Design
- DR2 - Land Use and Activity
- DR4 - Environment
- DR13 - Noise
- LA2 - Landscape Character and Areas Least Resilient to Change
- CF4 - Renewable Energy

3. Planning History

- 3.1 DCH980176/F – Change of use of agricultural buildings to B2/B8 use. Approved 15 July 1998.

4. Consultation Summary

Statutory Consultations

- 4.1 None

Internal Council Advice

- 4.2 Traffic Manager: No objection.

5. Representations

- 5.1 Bishops Frome Parish Council: - No comments
- 5.2 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 The application falls to be determined in accordance with Policy CF4 of the Herefordshire Unitary Development Plan which sets the provision for renewable energy proposals. The policy supports the provision of renewable energy developments providing regard is given to the wider environmental, social and economic benefits. Each renewable energy development needs to be carefully considered, as they should not be accepted at any environmental cost.
- 6.2 The industrial buildings at Leadon Court are set below the level of the adjoining highway. The roof is therefore the only visible part of the building from the highway. However due to the undulating nature of the landscape and the mature hedgerows and trees, views of the site from the west and east are restricted at both close and long range distances. Traffic travelling in a westerly direction on the A4103 would not be able to view the development at all. However traffic travelling in an easterly direction may have only a glimpse view of the development, however trees and hedgerows restrict the view.
- 6.3 It is considered that the proposed solar array would not have a significant visual impact on the landscape, being appropriately located on a roof slope that is not seen from any public vantage point, with existing trees and vegetation in the vicinity as well as the site level also screening it from view.
- 6.4 In accordance with policy CF4 there are no residential properties in close proximity for the development to impact upon.

6.5 In conclusion, the principle of the proposed development is acceptable and its impact on the surrounding landscape is considered to be acceptable. On this basis the proposal is recommended for approval

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**

INFORMATIVES:

- 1. **N15 Reason(s) for the Grant of Planning Permission**
- 2. **N19 Avoidance of doubt - Approved Plans**

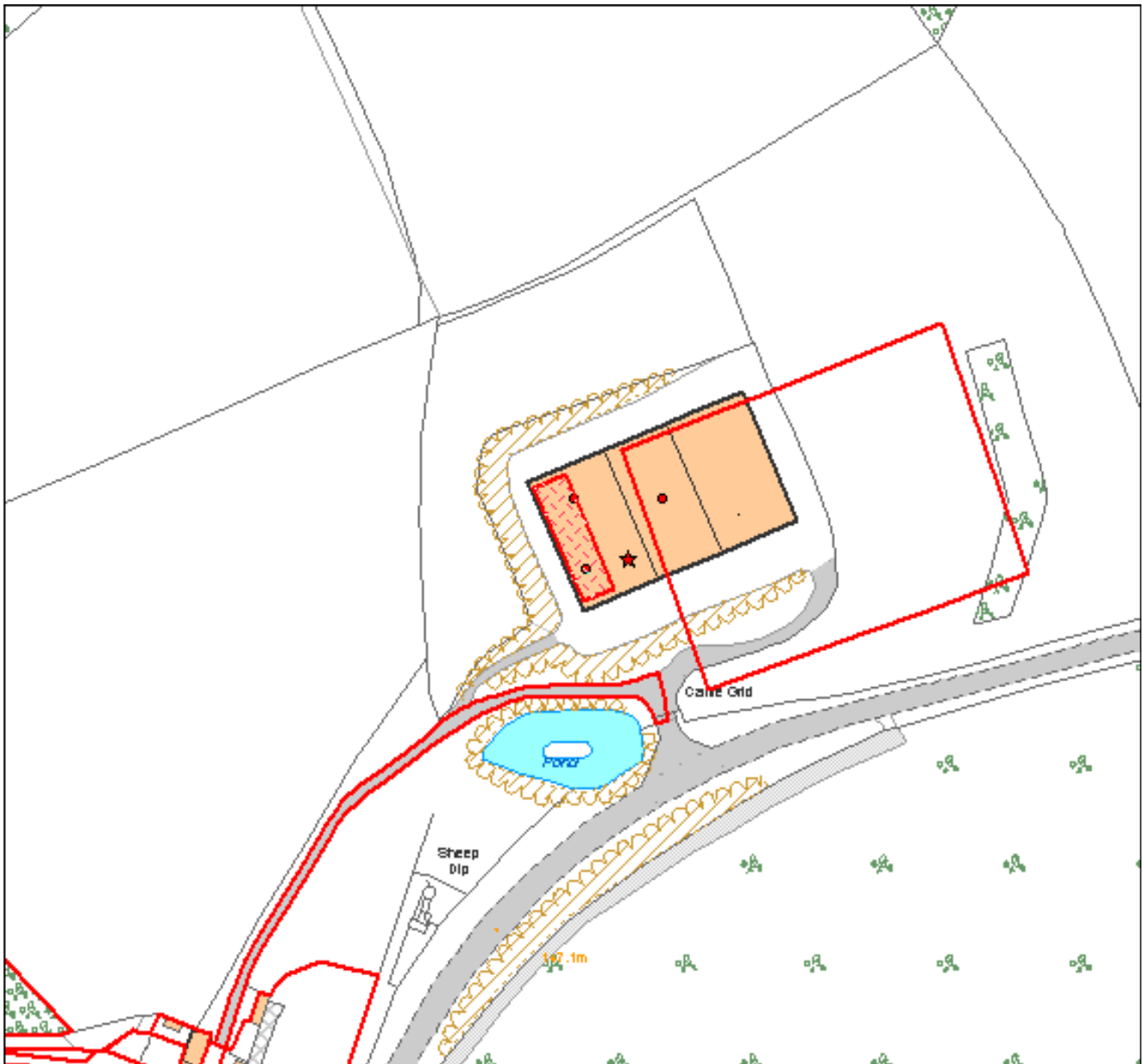
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMN/110776/F

SITE ADDRESS : LEADON COURT INDUSTRIAL BUILDS, FROMES HILL, LEDBURY,
HEREFORDSHIRE, HR8 1HT

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