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Application for Prior Approval under Schedule 2, Part 14, Class J (c) **of the General Permitted Development Order 2015**

Installation and Operation of a 120kW Roof Mounted PV System

**Fulney Farm Centre
Low Fulney
Spalding
Linconshire
PE12 6EW**

Applicant

**J L Farms Ltd
Fulney Farm Centre
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Spalding
Linconshire
PE12 6EW**

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It is considered that the proposed development constitutes Permitted Development under Schedule 2, Part 14 Class J (c) as follows (direct extract from GPDO):

Permitted development

J. The installation, alternation or replacement of -

- (a) microgeneration solar thermal equipment on a building;***
- (b) microgeneration solar PV equipment on a building; or***
- (c) other solar PV equipment on the roof of a building,***

Other than a dwelling house or a block of flats.

Development not permitted

J.1 Development is not permitted by Class J if -

- (a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;***

The proposed system sits flush with the pitch of each roof, and protrudes no more than 100mm beyond the plane.

- (b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney):***

N/a – the proposed system is on pitched roofs.

- (c) the solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of that roof;***

The system has been designed so that all panels are located more than 1 metre from the edge of each roof.

- (d) in the case of a building on article 2 (3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;***

N/a – The proposal does not involve any building located within Article 2(3) land.

- (e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or***

The proposal is not located with a site designated as a Scheduled Ancient Monument.

- (f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building with the curtilage of a listed building.***

The proposal is not located on a Listed Building, or within the curtilage of a Listed Building.

J.3 Development is not permitted by Class J (c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J (b) to generate electricity exceeds 1 megawatt.

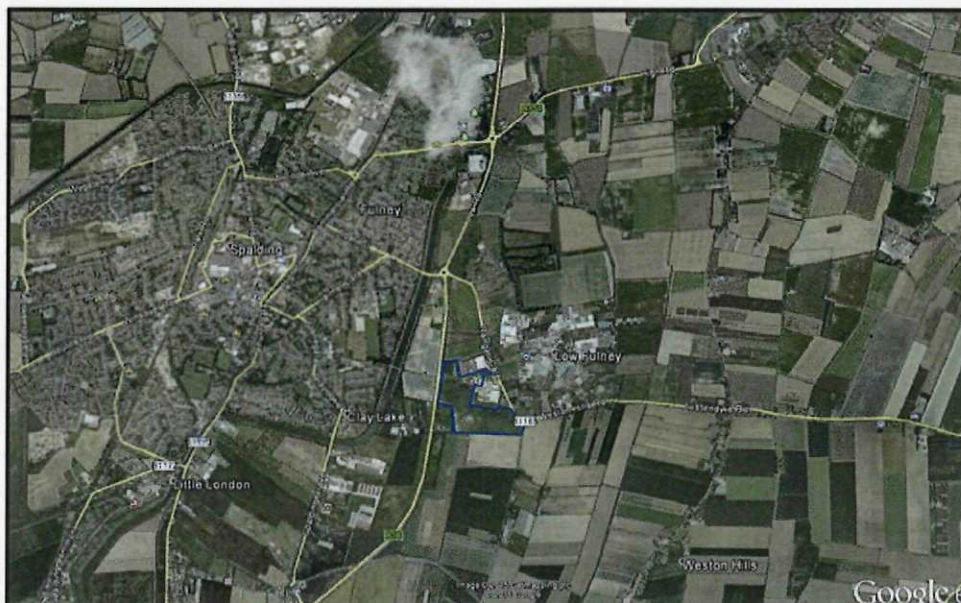
The proposal involves the installation of a system with a maximum capacity of 120kW.

Site Location

The site comprises agricultural buildings that are utilised as grain and machinery storage. The buildings are located 0.6km south west of Low Fulney and 1.5km north east of Clay Lake.

The Application site is circled red below.





Description of Proposed Development

Application for Prior approval is sought to install solar PV panels on 4 existing buildings at Fulney Farm Centre, Low Fulney, Spalding, Lincolnshire, PE12 6EW, with a total combined capacity of 120kW, covering 780m².

The proposed installation will not fundamentally change the appearance of the buildings and the site setting. The panels will sit close to the roof plane meaning there will be no significant change to the height of the building, or orientation of the rooftop. The height and orientation of the buildings, natural terrain screening, the distance the buildings are from visual receptors and the low effects of glint and glare means the effect of the development will be minimal.

Overall, it is considered that the proposed panels could be installed with no adverse effect to the surrounding environment.

Glint and Glare

There is sometimes a misconception that PV panels might result in significant adverse glint and glare effects, with reflected sunlight creating a nuisance or even a safety risk for planes or traffic. This is not the case. The glass used to make the panels is not like window glass; it is specifically designed to absorb as much daylight as possible to convert to electricity, and therefore has a low level of reflectivity when compared to surfaces such as window glass, water or snow.

The potential for glint and glare from a rooftop PV installation is much lower than the potential for glint and glare from other man made structures such as poly tunnels and glass houses, as well as natural features such as water or snow.

Glint refers to a specular reflection, produced as a direct reflection of the sun off of a surface. Glare refers to a continuous source of brightness, being the general reflection of a bright sky rather than a direct reflection of the sun.

Once the sun reaches sufficient height the sunlight will fall directly on the panels and there may be a slight chance of glint occurring, however, the reflected beam will be directed back into the sky. Because most of the reflections from the panels will be skyward, the PV site will not create a traffic hazard, or nuisance to residential properties.

This skyward reflection does not create a safety hazard for aeroplanes. In Germany and US it is common for PV systems to be installed on airport terminal buildings, or within airport grounds, and in 2012 solar panels were installed on the terminal buildings at Birmingham and Gatwick Airports in the UK.

Conclusion

It is considered that the proposal for 120kW roof top solar photovoltaic panels constitutes Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015. Further, it is considered that the proposal will not materially affect the overall appearance of the buildings on which the development is proposed.

July 2015