DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H20-0529-23**	**Applicant:**	**Poplar Farm Flowers Limited**
Proposal:	Proposed roof mounted solar panels		
Location:	Poplar Farm Old Fendyke Sutton St James		
Terminal Date:	1st August 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2021

Town & Country Planning (General Permitted Development Order) 2015

Part 14 - Class J - installation or alteration etc of solar equipment on non-domestic premises

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a prior approval application for proposed installation of solar panels (total 1020) on the roof of an agricultural building at Poplar Farm, Old Fendyke, Sutton St. James to provide electricity to the site and reduce carbon emissions.

SITE DESCRIPTION

The building forms part of an agricultural complex located in open countryside on the north-eastern side of Old Fendyke. Associated dwellings are situated to the south (Sunfield Lodge) off Fendyke and south-east (Liberty Hall) off Broadgate. The nearest dwellings unassociated with the holding are Northfields and White House Farm approximately 200 metres to the north-west.

A Standing/Boundary Cross (scheduled monument and grade II listed) stands on the opposite side of Old Fendyke to the south of the complex.

HISTORY

No relevant history.

PLANNING CONSIDERATIONS

Class J, Part 14 of the General Permitted Development Order (2015)

The installation, alteration 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 dwellinghouse or a block of flats.

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;

(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);

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

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

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

J.2 Development is not permitted by Class J(a) or (b) if -

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

(b) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or

(c) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

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.

When assessed against the above criteria the following can be observed:

J.1.(a) The panels do not protrude more than 0.2 metres beyond the plane of the roof slope.

J.1.(b) No solar equipment is to be installed on a flat roof.

J.1.(c) None of the solar equipment is within 1 metre of any roof edge.

J.1.(d) The building is not on Article 2 (3) land.

J.1.(e) The solar panels will not be installed on a scheduled monument.

J.1.(f) The solar panels will not be installed on a listed building or within the curtilage of a listed building.

J.2.(a) The solar equipment will not be installed on a wall.

J.2.(b) The solar equipment will not be installed on a wall.

J.2.(c) The solar equipment will not be installed on a building on Article 2 (3) land.

J.3. Electric generation will not exceed 1 megawatt.

The proposal accords with all of the relevant prior approval criteria.

PLANNING BALANCE

The proposal accords with criteria within Class J, Part 14 of the General Permitted Development Order (2015).

CONCLUSION

The recommendation is one of approval.