

DELEGATED DECISION REPORT

APPLICATION NUMBER

153187

Ross Swimming Pool, Kyrle Street, Ross-On-Wye, Herefordshire, HR9 7DB

CASE OFFICER: Ms R Jenman
DATE OF SITE VISIT: 12th November 2015

Relevant Development Plan Policies: General Permitted Development Order 2015 – Schedule 2, Part 14 Class J (c)

Relevant Site History: 143524 - Proposed non-material amendment to planning permission P133505/F (Internal & external refurbishment of an existing leisure & swimming pool centre, including the provision of replacement pool hall windows, new single & double storey extensions to main entrance area) - 1 no. additional window in eastern existing wall to match new adjacent windows. Approved
133505 - Internal and external refurbishment of an existing leisure and swimming pool centre, including the provision of replacement pool hall windows, new single and double storey extensions to main entrance area. Approved

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Ross on Wye Leisure Centre is sited to the north of Kyrle Street car park near the centre of Ross. The building is a large flat roofed building, not of any historic or architectural merit, although the site is within the ANOB and the Conservation Area. The site does not front any highway. This application is for the prior approval of solar PV panels on the roof of the building. In total there is to be 160 x 275W s-Flex solar panels, which will project 0.8m from the existing roof plain. The electricity generated will be consumed on site, with any excess distributed to the national grid. The application form confirms that the panels will not protrude more than 10cm from the roof plain and will not be within 1m of the external edge of the roof.

Representations:

A site notice with the description of the proposed development; address of the proposed development; and the date by which representations were to be received by the local

planning authority was placed on the entrance to the swimming pool on the 12th November 2015.

Ross Town Council – No objections

Local Member - No objections

Pre-application discussion:

Discussions with case officer to with regards to the need for prior approval.

Constraints:

ANOB –

Conservation Area-

PROW adjacent

Appraisal:

This application has been submitted for consideration under Schedule 2, Part 14 of the Town and Country General Permitted Development Order. The proposal is for the installation of solar panels on the flat roof of the swimming pool.

Class J (c) relates to the installation, alteration or replacement of other solar PV equipment on the roof of a building, other than a dwelling house or a block of flats. 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 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.

In addition development is not permitted by Class J (c) if the capacity of the solar PV the proposed solar PV equipment will not generate electricity which exceeds 1 megawatt.

The proposed panels are on a flat roof and protrude 0.8cm beyond the plane of the roof. The proposal is located within Article 2(3) land, being in the Conservation Area and the ANOB. The panels are not located on a roof which faces the highways, and the solar panels are to be located within 1 metres of the external edge of the roof. The proposal is not located on a listed building, or within the curtilage of a Listed Building. The proposal involves the installation of a system which does not exceed 1MWt. On this basis the proposal is

considered to fall under the permitted development allowed under the part J, Class 14 of Schedule 2 and therefore prior approval is not required.

The proposed installation will not fundamentally change the appearance of the buildings and the wider site and with no immediate neighbours there will be no impact with regards to glare.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

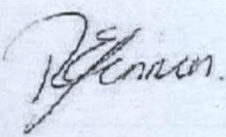
CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

Prior approval not required

1. The solar PV equipment should be removed as soon as reasonably practicable when no longer needed.


Informatives

1. The solar PV equipment should be removed as soon as reasonably practicable when no longer needed.

Signed: 

Dated: 4th January 2015

TEAM LEADER'S COMMENTS:

DECISION:  PERMIT ☒ REFUSE ☐

Signed: Dated: 5/1/16.....