

Planning Committee: 28 April 2015

Item Number: 11

Application No: [W15/0177](#)

Town/Parish Council: Bishops Tachbrook

Case Officer: Liam D'Onofrio

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Registration Date: 18/02/15

Expiry Date: 15/04/15

Land at Brickyard Barn, Mallory Road, Bishops Tachbrook, CV33 9QD

Installation of storage container to be used in association with approved Solar Farm (ref: W/13/1608). FOR Sun Glow Power Ltd

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for a storage container measuring 6m x 2.44m x 2.6m high. The applicant advises that the storage container is required to allow the on-site storage of replacement and component parts to serve the approved solar farm.

The storage container comprises a steel shipping container painted Holly Green. The applicant considers that given the extent of development together with the proposed location of the storage unit, it would not look out of place in the surrounding context.

THE SITE AND ITS LOCATION

The application site relates to a solar farm set within open countryside located to the northwest of Bishops Tachbrook village.

PLANNING HISTORY

W/14/0246 Variation to Condition 13 imposed on planning permission reference W/13/1608 granted on 20th December 2013 to amend the wording of the condition to "within 25 years of commissioning": Granted 22nd May 2014

W/13/1608 Construction of a 4.1 MW solar photovoltaic park complete with all necessary inverters, security fencing, switch gear and landscaping (Re-submission of Application W/13/1134): Granted 20th December 2013

W/13/1134 Construction of an 4.1 Mw Solar Photo voltaic Park complete with all necessary inverters, security fencing, switchgear and landscaping: Withdrawn 5th November 2013 in order to address, in particular, the size of the site, views into the site and the proposed layout connection to the national grid.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Bishops Tachbrook Parish Council: Object on grounds that the proposed development is not suitable in a rural location.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Principle;
- Siting and design;
- The impact on the living conditions of nearby dwellings;
- Health and Wellbeing;
- Other matters.

The Principle of the Development

The National Planning Policy Framework (NPPF) 2012 paragraph 97 states that to help increase the use and supply of renewable and low carbon energy sources Local Planning Authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon resources.

Local Plan Policy DP13 'Renewable Energy Developments' states that planning permission will be granted for developments which generate energy from renewable resources where they do not have an unacceptable impact upon: local amenity, including visual appearance, noise, and traffic generation; public health/safety; landscape character; the natural environment; or interests of archaeological and historic importance.

The principle for a solar farm on this site was established under planning application W/13/1608. The proposed storage container will allow spare parts

and components to be kept on site, which will enable minor maintenance without having to order parts to the site, which could otherwise result in an interruption to electricity generation.

The proposed storage container is minor in the context of the wider site and will support the existing solar farm use. The scheme is therefore considered to be appropriate in principle. The solar farm is restricted to a temporary period of 25 years and a condition is suggested to ensure that the storage container is removed from site once the solar farm use ceases.

Siting and design

The storage container will nestle within the confines of the solar farm and will be viewed within this context alongside the existing solar arrays, inverters and ancillary buildings. Given this context it is considered that the storage container is appropriate as opposed to a more permanent design. The container will be colour coated green, which will aid its assimilation into the landscape. The container is sited away from public and established footpaths located to the north of the site.

The impact on the living conditions of nearby dwellings

The storage container will be located over 140 metres from surrounding properties and is largely screened from view by existing planting. It is noted that new soft landscaping is also required under the original solar farm permission, which will create a more robust planting screen around the wider site.

The scheme is not considered to result in any significant impact upon the amenities of the occupiers of surrounding properties.

Health and Wellbeing

The scheme raises no health and well-being issues.

Other Matters

Highway access, ecology and flooding matters were all considered in detail as part of the original solar farm application W/13/1608. The proposed storage container raises no further issues in this respect.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) S.0489_05-A, & BR 004-15, and specification contained therein, submitted on 09/02/15. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in

accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 The storage container hereby permitted shall be completely removed and the site restored to its former condition if it is (a) no longer required for storage purposes in association with the solar farm; or (b) the solar farm use ceases on site. **REASON:** The storage container has been granted in the instance given its appropriate context and relationship with the solar farm site in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.
- 4 Within one month of the installation of the storage container it shall have been colour coated 'Holly Green' in full accordance with the details in the application documentation and retained as such at all times thereafter. **REASON:** To ensure that the storage container hereby approved is colour coated in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.



