

Application No: W 11 / 0904

Town/Parish Council: Kenilworth
Case Officer: Penny Butler

Registration Date: 08/08/11
Expiry Date: 03/10/11

01926 456544 planning_west@warwickdc.gov.uk

Fernhill Farm, Rouncil Lane, Kenilworth, CV8 1NN

Installation of solar photo voltaic system on existing barn roof. FOR Mr & Mrs
Cockburn

This application is being presented to Committee because the applicant is a former District Councillor.

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: No reason to object.

RELEVANT POLICIES

- RAP9 - Farm Diversification (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

There have been four applications for extensions to the farmhouse, and two for farm buildings (one being for the re-use of a farm building, which was withdrawn). A certificate of existing lawful development for the use of one field to the north-west of the farm complex for caravan storage was granted earlier this year (W11/0039), along with retrospective permission being granted for caravan storage in a yard to the north of the complex (W11/0691). There is also a current application for further caravan storage under consideration (W11/1109).

KEY ISSUES

The Site and its Location

The application site consists of the existing southern facing roof slope of a large agricultural barn within the complex of farm buildings forming Fernhill Farm. The barn adjoins the yard and stands opposite a similar sized barn to the West, whilst to the rear is a field containing approved caravan storage. There is a public footpath which runs past the northern side of the farm complex, about 150m away. The barn is a typical metal framed construction with corrugated cladding and breeze block walls. The farm complex and adjoining farm dwelling are accessed off a long private drive leading from Rouncil Lane to the West.

Details of the Development

It is proposed to install glass covered photo volatic panels in four rows across the full width of the roof, parallel to the ridge. These panels will project about 145mm from the existing roof slope.

Assessment

The proposed solar panels would not injure the visual amenities of the Green Belt, as there would be no harm to openness, and will be viewed against the existing roof slope and within the context of the farm complex. As such, the proposal complies with PPG2 : Green Belts. Moreover, I consider that any visual impact of the solar panels will be more than outweighed by the need to increase the production of renewable energy and the wider environmental and economic benefits of the proposal in accordance with Policy DP13 of the Local Plan. The proposal will also help to secure the long term future of the farm and would not lead to any harmful impact on the operational viability of the farm operation in accordance with Policy RAP9 of the Local Plan.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (Location plan scale 1:1250 submitted on 7 July 2011; Section by EOS Energy submitted on 8 August 2011), and specification contained therein, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policy DP13 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.
