2022/0673

Mr William Buck

Installation of solar panels on equestrian stables

Cat Hill Hall, Cat Hill Lane, Hoylandswaine, S36 7JB

Background

B/88/0061/PU, B/88/0062/PU/LB – Erection of conservatory, garages, stables and hay store extension (Planning and Listed Building Consent) – Approved with conditions

2014/0957 - Formation of a menage for use in association with existing stables (private use) – Approved with conditions

2019/0631 - Proposed erection of stable block – Approved with conditions

2019/0650 (Listed Building Consent) 2019/0630 (Planning Application) - Alterations to existing single storey extension to dwelling and conversion of stables to form living accommodation for existing dwelling – Approved with conditions

Description

Cat Hill Hall is a Grade II* listed building built circa 1634. The application property has substantial grounds and is located within the rural Green Belt location of Cat Hill, Hoylandswaine. The property is well hidden and cannot be seen from Cat Hill Lane. It is accessed from a long sweeping driveway which passes a number of horse paddocks grazed by the applicant's horses. The property also has the benefit of a horse riding ménage set to the south west of the property.

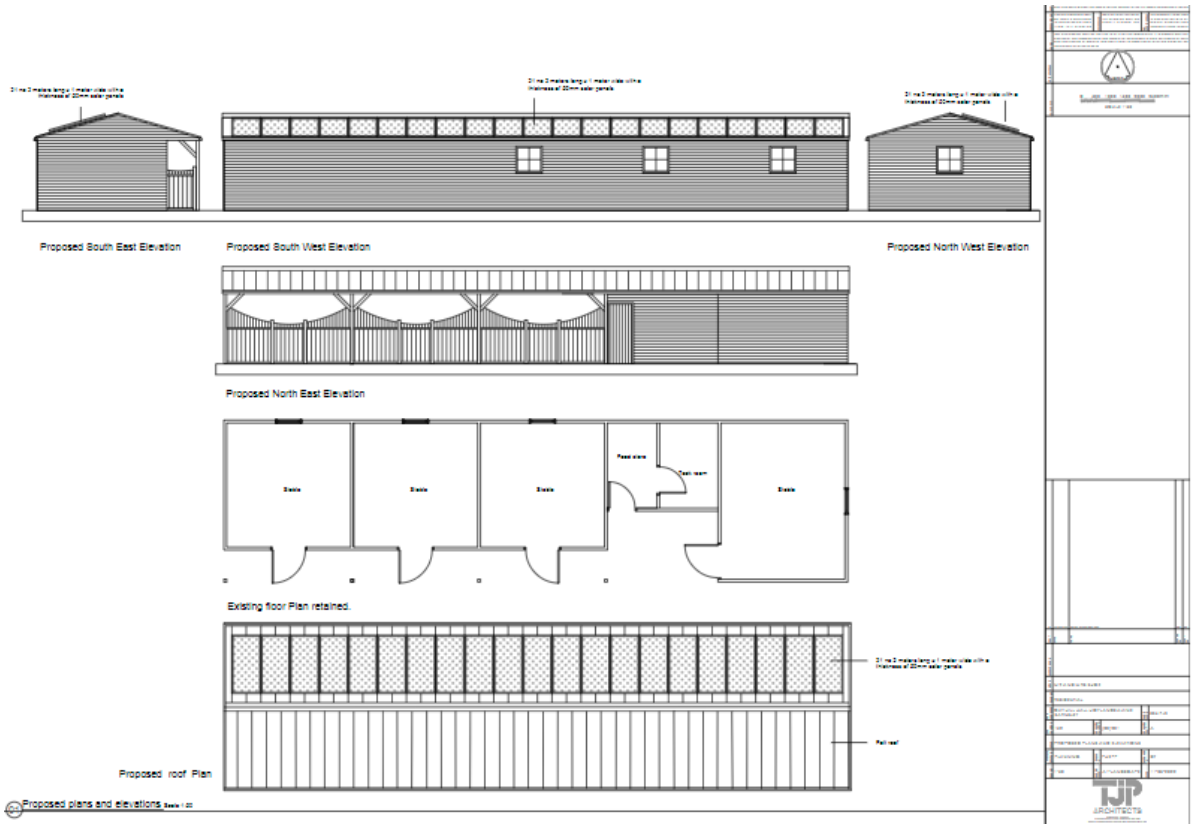
The dwelling has been extended with an attached stable range, conservatory and garages, approved in 1988. A replacement stable block was recently approved under planning application 2019/0631 and this building is the subject of this planning application.

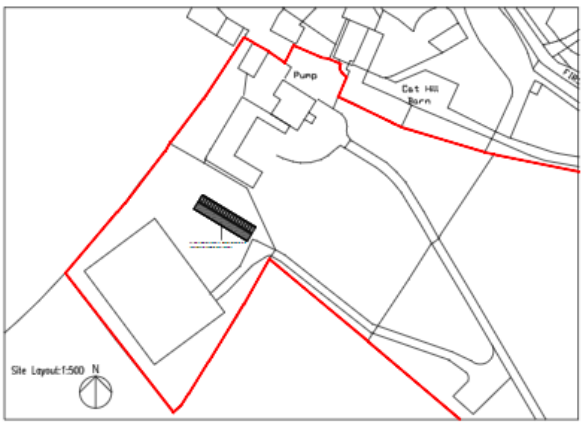


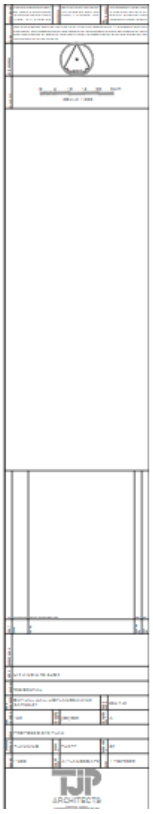


Proposed Development

The proposal involves the installation of solar panels on equestrian stables approved under planning application 2019/0631. The proposed panels would be sited on the south western roof slope of the building. A total of 21 panels are proposed to cover the roof area and will not project above the ridge of the roof.







Proposed site plan

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

The site is set within the Green Belt as shown on the Proposals Map of the Adopted Local Plan

Adopted Local Plan 2019

Policy GD1 General Development

Policy T4 New Development and Transport Safety

Policy D1 High Quality Design and Place Making

Policy HE1 The Historic Environment

Policy HE3 Developments affecting Historic Buildings

Policy GB1 Protection of Green Belt

Policy RE1 Low Carbon and Renewable Energy

Penistone Neighbourhood Plan

BE1 – Design of built development

National Planning Policy Framework

The National Planning Policy Framework sets out the Governments planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Penistone Town Council – No comments

Ward Councillors – No comments

Historic England – No comments

Conservation Officer – No objection

Highways DC – No objections

Representations

None received

Assessment

Principle of development

The site is set within the Green Belt and set on a building adjacent to the Grade II* Listed Cat Hill Hall. The installation of the solar panels is acceptable in principle in line with Local Plan policy RE1, subject to the impact of the proposal upon the setting of the Listed Building and the Visual amenity of the Green Belt, highway safety and residential amenity. these material considerations are assessed below.

Visual Amenity/Impact on Listed Buildings

The Conservation Officer has been consulted and has no objections to the proposal. In terms of the impact of the proposal upon the Grade II* Listed Building, the Conservation Officer considers that: 'given the location, separation, and screening of the stables that the proposed solar panels are acceptable. The PVs on the southern roof slope are no more harmful to the setting of the Cat Hill Hall than the development / erection of the stables was that we approved in 2019 (2019/0631). As such, given the low contribution to the setting of this part of the landscape around Cat Hill lends, there are no objections to the proposal in terms of impact upon the Grade II* Listed Building.' The proposal is therefore considered acceptable when measured against policy HE1 and HE3 of the Local Plan.

This application was submitted with a parallel listed building consent under 2022/0675. However, even though the location is in curtilage, the building the panels will be attached to is

not historic (after 2019) and has no heritage interest. Consequently, Part I, Chapter 1, para.5(b) of the Planning (Listed Buildings & Conservation Areas) Act does not apply and the application is not required.

In terms of impact upon the openness of the Green Belt, the stables are an existing approved structure and the solar panels will be fixed to the roof. The proposals would not encroach further into the Green Belt and are contained within the existing built form, therefore there should not be any significant impact upon the openness of the Green Belt in accord with policy GB1.

Residential Amenity

The proposed works would not have any impact upon adjacent residents, due to the stables being located away from the neighbouring properties there should be no impact by way of glare.

Highway Safety

The solar panels are situated away from Cat Hill Lane and there should not be any impact upon highway safety in compliance with policy T4 of the Local Plan. The Highways Officer has no objection to the proposal.

Recommendation

Grant subject to conditions