

Barnsley Metropolitan Borough Council  
Planning and Transportation Service Planning and Building Control,  
Barnsley MBC,  
PO Box 634,  
Barnsley,  
S70 9GG



(Submitted Via the Planning Portal)

8<sup>th</sup> December 2022

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT ORDER)  
2015 AS AMENDED**

**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE PROPOSED  
INSTALLATION OF SOLAR PHOTOVOLTAIC EQUIPMENT ON THE ROOF OF NON-DOMESTIC  
BUILDINGS**

**HOYLE MILL, HOYLE MILL LANE, THURLSTONE, SHEFFIELD, S36 9PZ**

**APPLICATION ON BEHALF OF MR J HUTCHINGS**

Please find attached the above-mentioned application which has Planning Portal reference 11649455. I confirm that the fee for the planning application has been paid direct to the Planning Portal.

The application is supported by the following information:-

- (i) Supporting letter and application forms – Townsend Planning Consultants; and
- (ii) Full Plans and details – NYP Architectural Services.

In support of the application and to provide the Council with the background information, I would comment as follows:-

**(i) The Site, Background and Proposal**

The application site is located to the east of the village of Thurlstone just off Hoyle Mill Lane. The site is a former mill premises containing a number of buildings which historically have been used for commercial purposes.

As with many businesses the cost of fuel, heat and light are becoming an increasing burden on the profitability of companies. The applicant has therefore been assessing alternative means of energy for the site. The continued ongoing increase in wholesale energy prices, which has hit hard all businesses with costs in relation to energy going up fourfold. The applicant is also aware that in the context of the climate crisis and the need to reduce carbon footprints, alternative, sustainable forms of energy need to be fully considered.

After assessing a number of potential alternative energy generation sources, the applicant has deemed (that following professional advice), due to benefiting from south facing buildings, that four of the mill buildings roofs are suitable for the installation of solar panels. The solar panels will reduce the requirement for the site to take energy from the national grid. During the summer months any excess will be fed back into the national grid at the same time reducing the site's carbon footprint.

Indeed it should be noted that there has been a change in the direction of travel by the Government in relation to renewable energy, by the recent lifting the ban on land wind farms. It is therefore considered that the proposals will align with the Government's carbon reduction objectives and to provide alternative green energy sources.

In terms of the location of the solar panels these are to be constructed on south facing roofs to maximise benefit in terms of solar gain. As shown on plan only partial coverage of the overall roofs on sites will be required. Full details of the proposed solar panels are shown on the supporting plans.

#### **(i) Permitted Development**

It considered that the proposed works fall within the requirements Permitted Development under Article 3 and Schedule 2, and Part 14, Class J (installation of solar equipment on non-domestic premises) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is noted that this is subject to prior notification procedure, hence this submission.

In terms of the installation of microgeneration solar PV equipment on the buildings, having reviewed the GPDO criteria we consider that the proposal meet the requirements of Permitted Development for the following reasons:-

- The solar panels will not protrude more than 0.2 metres beyond the roof slope that are proposed to be located;
- The solar panels are not proposed to be located on a flat roof;

- The solar panels are not proposed to be installed within 1 metre of the external edge of the roof they are installed on;
- The site is not within an area defined as article 2(3) land;
- The site is not a schedule ancient monument;
- The buildings are not a Listed;
- The solar panels are not proposed to be installed on a wall; and
- The solar panels are proposed to be sited in a way which seeks to minimise their effect on the external appearance of the building and amenity as practicably possible.

In line with the requirement of GDPO, the application is submitted (before the commencement of development) to the Local Planning Authority for determination of whether prior approval of the authority will be required as to the design or external appearance of the development.

It will be noted that the solar panels these only cover a small proportion of the roofs of the subject buildings on the site and have been located on 4no buildings southern roofscapes. The design of the proposal has been sited and designed to ensure efficient gain in relation to harnessing solar energy. Indeed due to the industrial nature of the site and the form of buildings it is considered that they would be sensitive to the change. Overall it is considered that the proposals will not have a negative appearance on the site.

Any consideration of visual impact must also be seen in the context of the burden of the cost of energy to business. More broadly it must also be seen in the context of the climate crisis need to reduce carbon footprint and provide sustainable green forms of energy.

### **(iii) Summary**

In the context of the above, the proposed solar panels are considered to meet the requirements of the permitted development order under Article 3 and Schedule 2, Part 14 Class J of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). In line with the GPDO it now falls to the Local Planning Authority to consider whether Prior Approval is required.

Should the Council require any further information or wish to discuss the matter, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Patrick Townsend

BA (Hons) PG Dip MRTPI

Director