
2025/0655

Mr Ian Morris

St Andrews Methodist Church, High Street, Penistone, Barnsley, S36 6BR

Prior approval application for installation of solar photovoltaics (PV) equipment on the roof of the building

Site Description

The application relates to the St Andrews Methodist Church, High Street, Penistone, Barnsley, S36 6BR. The site is situated within the Penistone conservation area and is an active place of worship and a community asset. The surrounding area is a mix of residential and commercial properties. The residential properties range from detached, semi-detached and terraced. The Penistone Library is situated adjacent to the site and the majority of the shops are situated approximately 140m north of the site and consists of a large number of commercial properties, such as the Spar, Co-Op and Tesco. The site shares a car park with the library next door and has a drop off area for public use. The site is accessible via road links, however Penistone benefits from a train station.

Planning History

A pre app was undertaken at the site before this application. However, there has been no relevant or recent planning history at the site.

Proposed Development

This application has been submitted under Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

The installation, alteration or replacement of other solar PV equipment on the roof of a building is permitted development under Class J(c), Part 14 of Schedule 2 of the GPDO subject to condition J.4(2), which requires the developer to apply to the Local Planning Authority for a determination as to whether prior approval is required.

The application shows that 33 photovoltaic panels, 24 on the south facing roof and 9 on the east facing roof. This information was provided by the applicant on the application form.

Policy Context

No special restrictions or designations affecting the proposal are considered to apply to this site, such as permitted development rights having been removed, or listed status etc.

Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 as amended, permits the installation or alteration etc of solar equipment on non-domestic premises. Within this are the following categories:

Permitted development

J. The installation, alteration or replacement of—

(a) microgeneration solar thermal equipment on a building;

(b) microgeneration solar PV equipment on a building; or

(c) other solar PV equipment on the roof of a building,

other than a dwellinghouse or a block of flats.

‘Microgeneration’ has the same meaning as in section 82(6) of the Energy Act 2004 and covers all solar PV equipment with a capacity of which to generate electricity that does not exceed 50 kilowatts. The proposal would result in a total electricity generation capacity of more than 50 kilowatts and is therefore considered to fall under category *J(c) other solar PV equipment on the roof of a building.*

Development not permitted

J.1 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 [F1 on a roof and] within 1 metre of the external edge of that roof;*
- d.*
- 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.*

J.2 Development is not permitted by Class J(a) or (b) if –

- a. *the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;*
- b. *the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or*
- c. *in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.*

As this application falls under Class J(c), paragraph J.2 is not relevant to this application.

Conditions

J.4 – (1) Class J development is permitted subject to the following conditions –

- a. *the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and*
- b. *the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.*

(2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.

Consultations

Conservation Officer – No objections to the scheme, a pre-app was undertaken beforehand by the applicant.

Representations

A site notice was displayed opposite the application site. One letter was received from a member of the public in regard to the application raising the following issues:

- Can the installation of the solar photovoltaic equipment be carried out without any need for access from the adjoining properties.

Whilst the concern raised by the resident are founded, this is not a matter for the Council or a material consideration for this application as it can only be assessed against the GDPO and the requirements and whether its permitted or not.

Assessment

Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 as amended, permits the installation or alteration etc of solar equipment on non-domestic premises, and Class J(b) specifically permits the installation of microgeneration solar PV equipment on a building, if the relevant criteria and conditions are complied with.

The proposal meets the criteria set out above of Schedule 2 Part 14 Class J.4 of the GPDO, and therefore, before beginning the development, the applicant must apply to the LPA for prior approval as to the design or external appearance of the development. The relevant material considerations have been considered through the below planning assessment.

Design and external appearance

The roof-mounted solar panels are proposed to be positioned in a number of locations on the roof of the building, 24 on the south facing roof and 9 on the east facing roof. The Council's Conservation Officer has been consulted upon the application, and they have stated that the PVs will be situated away from any sensitive views from the public realm. The Planning Officer concurs with the Conservation Officer that the Pvs will be situated away from public view. This is due to the height of the building and the positions on the roof where they will be situated. Therefore, proposed solar panels will be limited to the view of the public.

There would also not be any loss of residential amenity or resulting glare from the panels for neighbours and as such this is in accordance with Class J.4(2). the scheme is assessed as being acceptable both in terms of design and residential amenity considerations, in line with Section 12 of the NPPF.

Conclusion

The scheme would result in the erection of solar panels to the roof of the Aldi store in Goldthorpe. The application has been made under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 14, Class J for the installation, alteration or replacement of solar photovoltaic (PV) equipment on the roofs of non-domestic buildings, for which prior approval is required for a proposal of this nature. As outlined within the planning assessment, this will not cause any negative cumulative effects on either the building on which it is sited or the surrounding areas' amenity, and the solar PVs will be removed as soon as reasonably practicable when no longer needed.

Recommendation -

Approve subject to conditions.

Conditions

1. The development hereby approved shall be carried out strictly in accordance with the plans Location Plan - UK Planning Maps - St Andrews Church, High Street, Penistone, Sheffield, S36 6BR (1:1250) and Overhead view and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

2. The solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area.

Reason: In accordance with condition J.4(1)(a) of Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 (as amended).

3. The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Reason: In accordance with condition J.4(1)(b) of Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 (as amended).

Informatives

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should be that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.