
Ref 2022/0254

Applicant: Mr Mike Robinson

Proposal: Installation of 56no PV solar panels on roof top with a maximum output of 21/56 kWp
(Application to determine if prior approval is required)

Address: Meadstead Academy, Meadstead Drive, Royston, Barnsley, S71 4JS

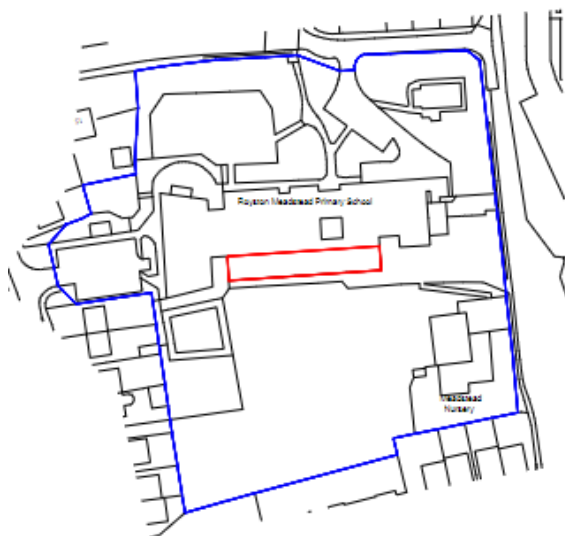
Site Description

The application relates to a Royston Meadstead Academy, a primary school in a single storey building with a gently curving roof. The school is set in an otherwise residential area, with the surrounding properties mainly two storey houses, but there are also a number of bungalows and a three storey extra care housing development to the south of the school and its playing fields

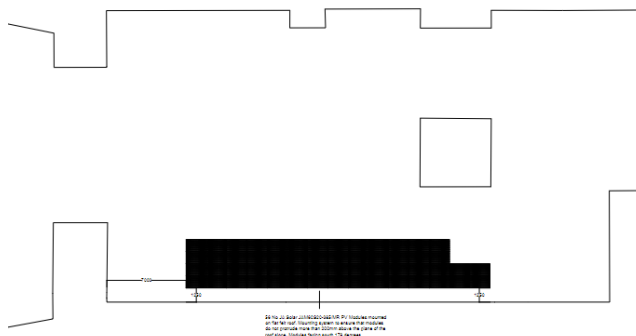
Proposed Development

The applicant seeks prior approval to install 56no PV solar panels on the south facing roof of the school.

Block plan



Roof Plan



The application indicates that the proposed equipment

- Will be mounted so that they do not protrude more than 200mm above the plane of the roof slope (i.e. will meet the permitted development allowance of 0.2 metres)
- No part of the equipment will come within 1250mm of the external edge of the roof (i.e. well within the permitted development allowance of 1 metre)
- Will be on a flat roof
- Will not exceed 1 megawatt

Policy Context

Schedule 2 Part 14, Class J (installation or alteration etc of solar equipment on non-domestic premises) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) states that development is permitted for 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.

The applicable classes related to the proposed development are Class J(c). Development is not permitted by Class J (c) if—

- a. the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2m 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 1m above the highest part of the roof (excluding any chimney);
- c. the solar PV equipment or solar thermal equipment would be installed within 1m of the external edge of that roof;
- d. in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;
- 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.

Development is also not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.

Conditions

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.

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.

Consultations

Pollution Control – No objections

Ward Councillors – No response.

Representations

The application was advertised by way of a site notice (24 May to 15 June) and consultation letters which were sent to units/properties adjacent and near to the proposal site. No comments have been received.

Assessment

The proposed solar PV installation does not exceed any of the thresholds set out in Class J(c) of Part 14 of Schedule 2 of the General Permitted Development Order as set out in the application

proposal above. The Order goes on to state that, subject to the development meeting those thresholds, the development is permitted subject to the conditions that it must be sited so far as practicable so as to minimise its effect on the external appearance of the building and the amenity of the area and it must be removed as soon as reasonably practicable when no longer needed.

The Order concludes that before the beginning of the development the development must apply for a determination as to whether prior approval will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.

The proposed PV solar panels would be installed on a south facing roof of a single storey building. To the south of the school building is a three storey extra care development with windows facing the school and the roof where the proposed PV solar panels would be installed. There is sufficient concern at the potential impact of glare on the occupiers of neighbouring land to conclude that the proposal is not acceptable. Accordingly, it is recommended that prior approval proposal is refused.

Recommendation

Prior Approval Refused.