2021/1255

Mr George Lee

Installation of solar photovoltaic panels on roof top (Application to determine if prior approval is required)

Hoyland Sports Centre, West Street, Hoyland, Barnsley, S74 9EH

Site Description

The application relates to Hoyland Leisure Centre which incorporates a swimming pool, gym, sports hall, squash courts and cafe. The site sits to the North of West Street and the East of Kirk Balk Academy. The surrounding area is predominantly residential in nature.





Proposed Development

The applicant has submitted an application to determine if prior approval is required for the installation of solar photovoltaic panels on the roof of Hoyland Leisure Centre.



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 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.

Consultations

Ward Councillors – 1no Cllr has given support to the application

Representations

None

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 and therefore Prior Approval is not required. The panels will not protrude more than 1m above the highest part of

the roof and will located more than 1m from the edge of the roof. Furthermore, the output generated would not exceed 1 megawatt.

Recommendation

Prior Approval – Not Required

Conditions