

12.1

Gweddill y Ceisiadau

Remainder Applications

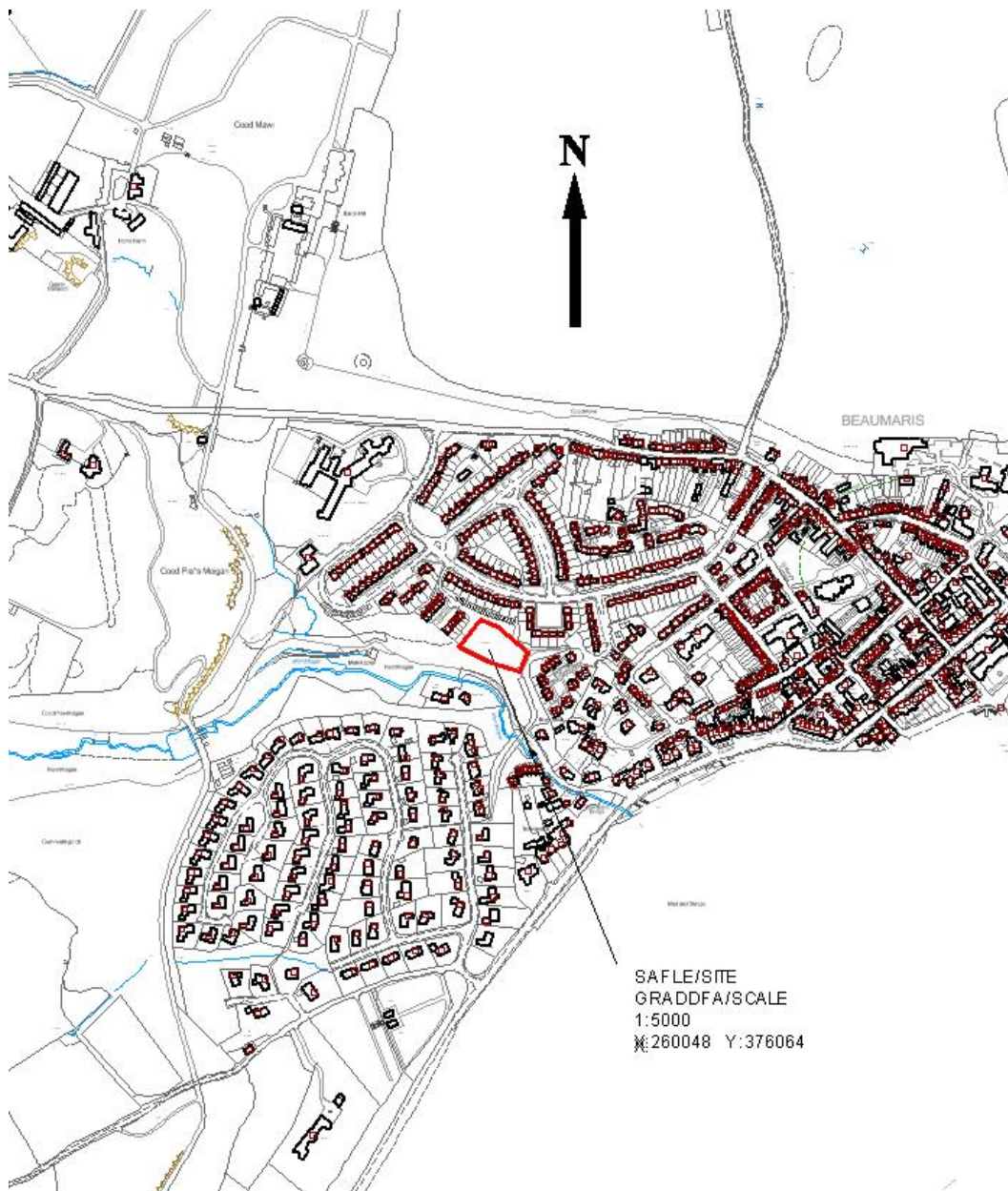
Rhif y Cais: 12C389B Application Number

Ymgeisydd Applicant

Mr Nigel Black

Cais llawn ar gyfer codi ffens pedwar metr o uchder ar dir yn / Full application for the erection of a four metre high fence on land at

Thomas Close Playarea, Beaumaris



Planning Committee: 03/09/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is on council owned land.

1. Proposal and Site

The application is a full application for the erection of a 4 metre high fence on land at Thomas Close Playarea, Beaumaris.

2. Key Issue(s)

The key issue is the design, location and whether the proposal will have any impact on adjoining properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 17 - Recreation and Community Facilities

Policy 30 - Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 – Environment

Policy D4 – Location, siting and design

Policy D25 – Environment

Policy D26 – Environment

Stopped Ynys Mon Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Landscape

Policy TO12 – Protection of Sports Facilities

4. Response to Consultation and Publicity

Town Council – No response at the time of writing the report

Local Member (Cllr Lewis Davies) – No response at the time of writing the report

Local Member (Cllr Carwyn Jones) - No response at the time of writing the report

Local Member (Cllr Alwyn Rowlands) - No response at the time of writing the report

Natural Resources Wales – No response at the time of writing the report

Drainage Section - Comments

Highways Section – No recommendation

A site notice was placed near the site and individual letters were posted to neighbouring properties. The application was also advertised in the local newspaper as the development is within the setting of listed buildings. The expiry date to receive representations was the 20th August, 2014. At the time of writing the report no representations were received.

5. Relevant Planning History

12C389 – Construction of a play area at Thomas Close, Beaumaris – Granted 7/11/08

12C389A – Erection of 2 no, 5metres floodlights – Granted 28/7/10

6. Main Planning Considerations

The application is for the erection of a 4 metre high weldmesh panel ballstop fence. The fence will be green in colour and will be a total length of 47.1 metres.

The fence is proposed to stop footballs from being kicked off site, striking walkers, ending up in the back gardens of neighbouring properties, where retrieval causes damage to properties and causes invasion of privacy.

Policy context – Planning policy encourages the provision of community facilities within or on the edge of other settlements.

Effect on the locality – The proposal will have a limited visual impact, it will not be visible from the highway due to its location. The fence will be seen from the adjoining properties known as Thomas Close and Maes Hyfryd, however it is considered that the proposed fence will be far enough from the properties for it to have any impact.

I do not consider that the proposal will have a detrimental effect on the locality. The fence will be built on an existing play area.

Effect on the amenities of the surrounding properties -

It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

7. Conclusion

Planning policy encourages the provision of community facilities within or on the edge of other settlements.

It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: For the avoidance of doubt

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/07/2014 under planning application reference 12C389B.

Reason: For the avoidance of doubt

9. Other Non-Material Issues Raised

Planning Policy Wales, Edition 7, July 2014

Technical Advice Note 12: Design

12.2

Gweddill y Ceisiadau

Remainder Applications

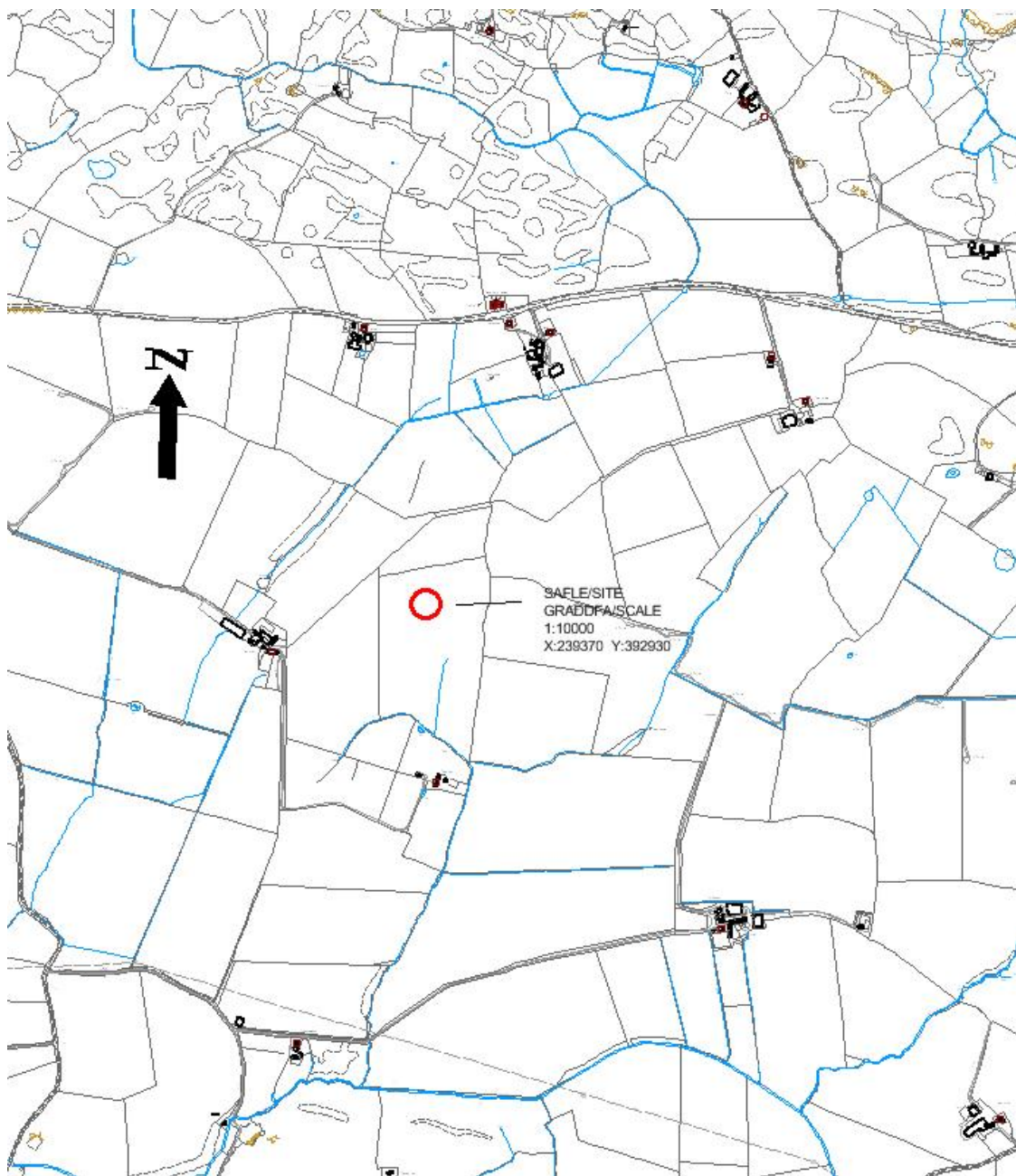
Rhif y Cais: 20C102J Application Number

Ymgeisydd Applicant

Mr Gary Kruger

Cais i codi mast anemometer dros dro 60m o uchder ar dir yn / Application for the erection of a temporary 60m high anemometer mast on land at

Rhyd Y Groes, Rhosgoch



Planning Committee: 03/09/2014

Report of Head of Planning Service (DPJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

1. Proposal and Site

The application site is located approximately 600 meters south of the A5025 and approximately 1.5KM from Cemaes.

The application is made for the erection of a 60 metre high anemometer mast, for a temporary period of up to 3 years. At the end of the temporary period the anemometer will be removed and the land reinstated to an agricultural use.

2. Key Issue(s)

The applications key issues are whether the proposal is acceptable in policy terms, and its visual and landscape impacts.

3. Main Policies

Ynys Môn Local Plan

Policy 1 - General

Policy 30 - Landscape

Policy 31 – Landscape

Policy 39 – Archaeological Sites

Policy 40 – Conservation of Buildings

Policy 40 – Conservation of Buildings

Policy 45 - Renewable Energy

Gwynedd Structure Plan

Policy C7 - Renewable Energy

Policy D1 – AONB

Policy D3 - Landscape Conservation Areas

Policy D4 - Location, Siting and Design.

Policy D22 – Development in Proximity to Listed Buildings

Policy D26 – Development in Proximity to Conservation Areas

Policy D15 - Scheduled Ancient Monuments

Policy D22 - Setting Listed Building

Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy EP18 - Renewable Energy

Policy EN1 - Landscape Character
Policy EN2 - AONB
Policy EN12 - Archaeological Sites and the Historic Environment
Policy EN13 – Conservation of Buildings

Planning Policy Wales (Edition 7)

TAN 8: Planning for Renewable Energy

Circular 60/96 Planning and the Historic Environment: Archaeology

Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas

SPG: Wind Energy Developments.

4. Response to Consultation and Publicity

Local Member – No comments received.

Community Council – The majority of Llanbadrig Community Council had not comment to make on the above application however one member was opposed to the proposed development.

Highways – Comments awaited at the time of writing.

Public Rights of Way – No objections.

Ecological & Environmental Adviser – Comments awaited at the time of writing.

Built Environment Section – Comments made on the visibility but do not consider that the mast would be individually significant from the AONB but would add to the number of upright masts/structures visible. Noted that an infra-red light would be less visually intrusive.

Countryside and AONB Officer - No observations to make on the above application.

Environmental Health Section – No observations.

Conservation Officer - Cemaes Conservation

Area is approximately 1.5km from the development site. It is most unlikely that the development will have any impact what so ever on the important outward views from the conservation area. The nearest listed building is the Church of St Peiro a grade II small rural church which lies nearly 2km from the development site. In my opinion the proposed mast is unlikely to have an adverse impact on the LB setting due to the nature of the mast and the distance it is away set in the centre of the existing Wind Farm.

CADW - The proposed development is located in the vicinity of the following scheduled ancient monuments known as:

AN036 Dinas Gynfor Hillfort
AN079 Lifad Carreglefn
AN109 Port Wen Brickworks
AN110 Pen-y-Monwyd Round Barrow

CADW would agree with the statement made in the cultural heritage chapter of the design and access statement (2.1.4) that the temporary nature and limited visual intrusion of the met mast means that there will be limited setting impacts for designated archaeological monuments in this instance. The proposed mast will be circa 1km from the nearest Scheduled Ancient Monument and therefore unlikely to be visible.

MOD – No safeguarding objections, in the interests of aviation safety they require that the mast should be fitted with a minimum intensity 25 candela omni directional flashing red light or equivalent infra-red light fitted at the highest practicable point of the structure. In addition a condition is requested requiring details prior to the commencement of the development.

Gwynedd Archaeological Planning Service – Conditional permission requiring archaeological work to be completed.

5. Relevant Planning History

20C102C – Formation of a wind farm comprising of 24 wind turbines together with the erection of a grid connection building and ancillary works. Conditionally granted 08.11.99.

6. Main Planning Considerations

The application is for the erection of a 60 metre high anemometer mast for a temporary period of up to 3 years.

The anemometer comprises a slim structure proposed for a temporary 3 year period only. Given its position adjacent to an existing anemometer and the Rhyd y Groes Windfarm it is not considered that there will be a significant impact on the character and appearance of the landscape, or the AONB to the north of the A5025. In addition the applicants have agreed to restrict the type of light required by the MOD on aviation safety grounds to an infra-red type to reduce the landscape and visual impact of the development that a normal warning light would have.

There is a public right of way along the access to the development which will afford limited public views. No objections are raised by the relevant consultees.

There are dwellings to the north at Cemaes. To the west there is an existing farm complex at Nant y Fran. It is not considered that the anemometer by virtue of the distance and slim design will materially affect the amenities of these residential properties.

7. Conclusion

It is therefore concluded that the landscape and visual impact of the proposed mast on the area is not significant and will be reversible due to the temporary nature of the proposal.

8. Recommendation

Permit the application upon the receipt of the expiry of the publicity period on 04.09.14 subject to the following conditions:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or

go to the heart of the permission/ development.

(01) The development hereby permitted shall be begun before the expiration of (one) year from the date of this permission.

Reason Planning permission is granted for a temporary period only.

(02) The anemometer hereby permitted shall be removed from the land by the 05.09.2017 and the land reinstated to its former condition by the 05.03.2018.

Reason: The local planning authority have granted permission for a temporary period only.

(03) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority.

- a. Precise location of development.
- b. Date of commencement of construction.
- c. Date of completion of construction.
- d. The height above ground level of the tallest structure.
- e. The maximum extension height of any construction equipment.

The development shall thereafter be undertaken strictly in accord with the details approved under the provisions of this condition.

Reason: To ensure that military aircraft avoid the area and avoid the danger of collision.

(04) Upon completion of the erection of the anemometer hereby approved it shall be fitted with a night vision goggles (NVG) compatible 850nm infra-red obstruction light (or any other specification obstruction light approved in writing by the local planning authority) which shall be installed at the highest practical point of the anemometer.

Reason: To ensure that military aircraft avoid the area to prevent collision.

(05) No development (including any groundwork's or site clearance) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out and all archaeological work completed in strict accordance with the approved specification.

Reason: To record or safeguard any archaeological evidence that may be present at the site.

12.3

Gweddill y Ceisiadau

Remainder Applications

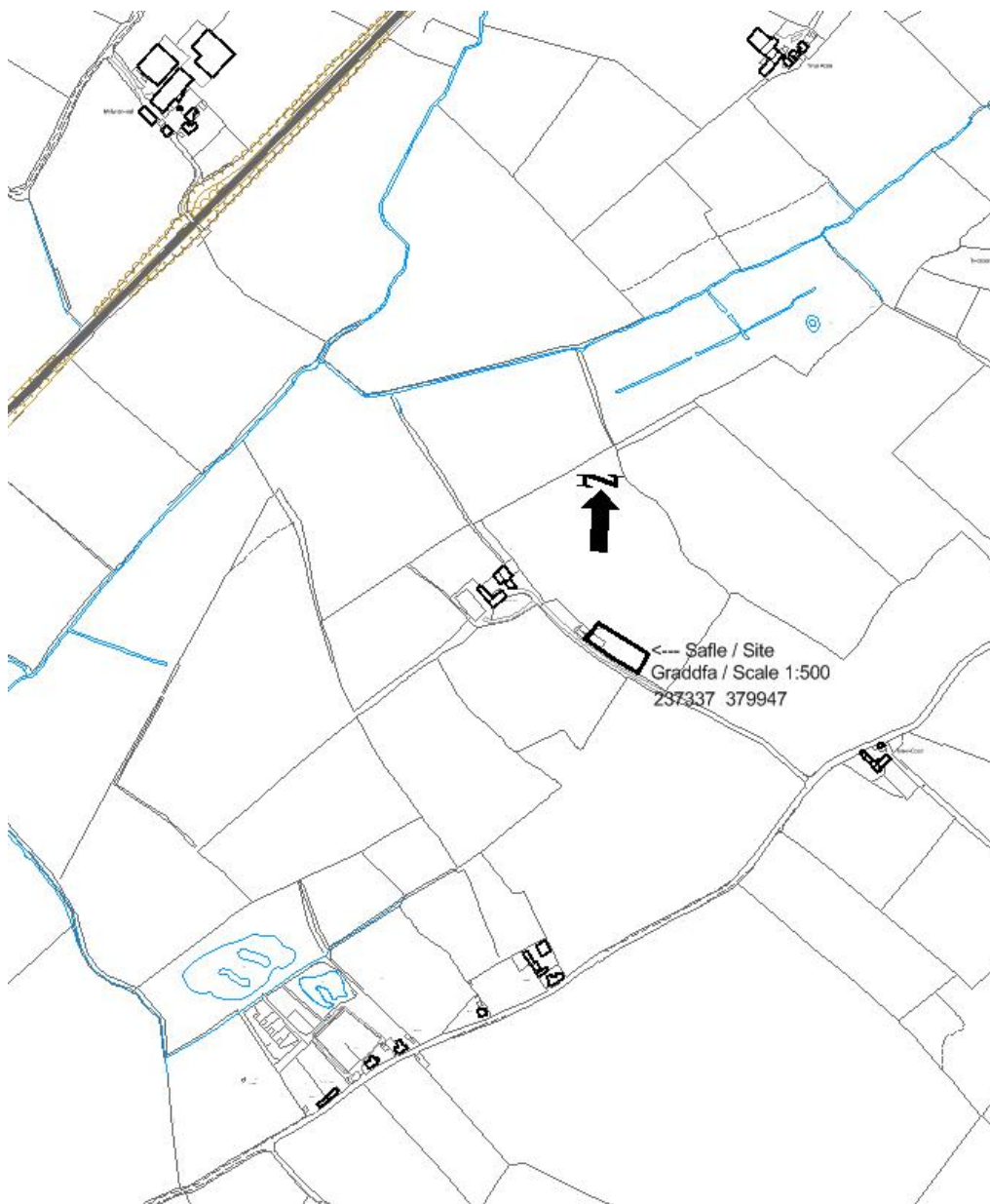
Rhif y Cais: 21C40A Application Number

Ymgeisydd Applicant

Mr Hefin Jones

Cais llawn i godi sied amaethyddol ar gyfer cadw anifeiliaid a pit slyri ar dir yn / Full application for the erection of an agricultural shed to house livestock and a slurry pit on land at

Penrhyn Gwyn, Llanddaniel



Planning Committee: 03/09/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called-in for Committee determination by Cllr Hywel Eifion Jones.

1. Proposal and Site

The application is for the erection of an agricultural shed (approximately 30m x 18.5m on plan and approximately 7m to ridge) to house cattle together with an integral slurry store. The site forms part of a wider agricultural holding on the mainland – land is farmed at Plas Gwyn but no dwellings or buildings are owned thereon by the applicant. The shed is to be sited near an existing hardstanding and sheepfold where big bales are already stored.

The application has been amended to respond to local concerns regarding amenity and landscape impacts. The building has been relocated slightly and bunding and landscaping included to screen both the shed and existing developments from the access track leading to the separately owned dwelling at Penrhyn Gwyn.

2. Key Issue(s)

Effects on amenities

3. Main Policies

Ynys Mon Local Plan

Policy 1- General Policy

Policy 42 -Design

Policy 31-Landscape

Gwynedd Structure Plan

Policy B10 - Agriculture, Forestry and Fishing Industries

Policy D4 - Location and Siting

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1- Development Control Guidance

Policy GP2- Design

Policy EP4- Other Employment and Rural Diversification

Policy EN1- Landscape Character

Planning Policy Wales (Edition 7)

Technical Advice Note 6

4. Response to Consultation and Publicity

Community Council – No reply at the time of writing

Local Members – Cllr Victor Hughes – no reply at the time of writing

Cllr Hywel Eifion Jones – requests that the application be determined by the Planning and Orders Committee as he is unhappy with the location of the shed.

Environmental Health Section – standard observations for construction phase

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 22nd August 2014. At the time of writing, 6 letters of objection had been received. Objections are based on:

Query regarding extent of land owned by the applicant – the application refers to 171 acres whilst objectors consider the ownership extends to just over 100 acres;

The proposed shed will be visible to neighbouring properties and will affect residential amenities;

There will be noise and light pollution from the development as well as odours;

Adjoining land would be affected by the soakaway - the land is already susceptible to flooding in particular during winter;

Shed should be relocated and screening introduced to reduce visual impacts and noise;

Private matters raised in relation to rights of way over the lane do not carry sufficient weight to warrant refusal of the application. Objectors suggest that the effects of the scheme could be substantially mitigated by the relocation of the building and the introduction of earth bunds and landscaping. Through discussion with the agent an amended scheme has been achieved which meets this objective.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Paragraph A23 of TAN 6 states that:

“A23. The scale, form and siting of new agricultural buildings are usually influenced by the operational needs of the enterprise, the standardisation of modern agricultural buildings and economic considerations. However it should be possible to reconcile proposals for development with the need to conserve and wherever possible enhance the landscape”

Paragraph A16 states that “...judicious tree planting and external works may enhance new buildings. The aim should not be to hide a building from sight, but rather to soften a hard outline, break up a prominent silhouette, minimize its impact on the landscape and help anchor a new building to the surrounding landscape”.

Paragraph A14 states that “Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation...”

Effects on the landscape and Amenities: Concerns have been expressed by neighbouring occupiers that the development will be visually intrusive and will affect amenities. Several have suggested that the scheme should be amended to relocate the building within the site and to introduce screening.

The building as originally submitted was within 3.5m of the edge of the access track. It has now been relocated 10m from the edge of the access track – this additional space allows for the creation of an earth bund and landscaping scheme on this elevation with landscaping in the form of a hedge extended to the edge of the track by the existing pens and around two sides of the yard area which are currently open. The development will provide over 120m of new hedge planting including 63m of earth bund to mitigate the development. As well as screening the proposed new shed, activities within the existing pens and yard will also be screened as part of the amended proposals.

A balance must be struck between the needs of the farming unit and residential and visual amenities. It is considered that the amended scheme will help to alleviate noise and visual impacts and will secure an improvement in relation to current activities at the site.

7. Conclusion

The submitted scheme has been amended in order to reach a balance between the concerns raised by objectors and the needs of the agricultural unit.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) No development shall commence until full details of any external lighting for the site and building has been submitted to and approved in writing by the local planning authority. The scheme shall be designed in accordance with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005 (or as may be amended or superseded). The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No additional lighting shall be installed without the express consent of the local planning authority.

Reason: To ensure an acceptable appearance of the development and in the interests of amenity

(03) No development shall commence until full details of the landscaping scheme for the site have been submitted to and approved in writing by the local planning authority. The said scheme shall include details of the timing of planting and the maintenance and management of

the new planting including replacement of any failed or damaged plants within the first 5 years from planting together with the longer term management and maintenance plan for the landscaping scheme to ensure its effectiveness for the lifetime of the development. The development shall thereafter proceed in accordance with the approved details.

Reason: Reason: To ensure an acceptable appearance of the development and in the interests of amenity

12.4

Gweddill y Ceisiadau

Remainder Applications

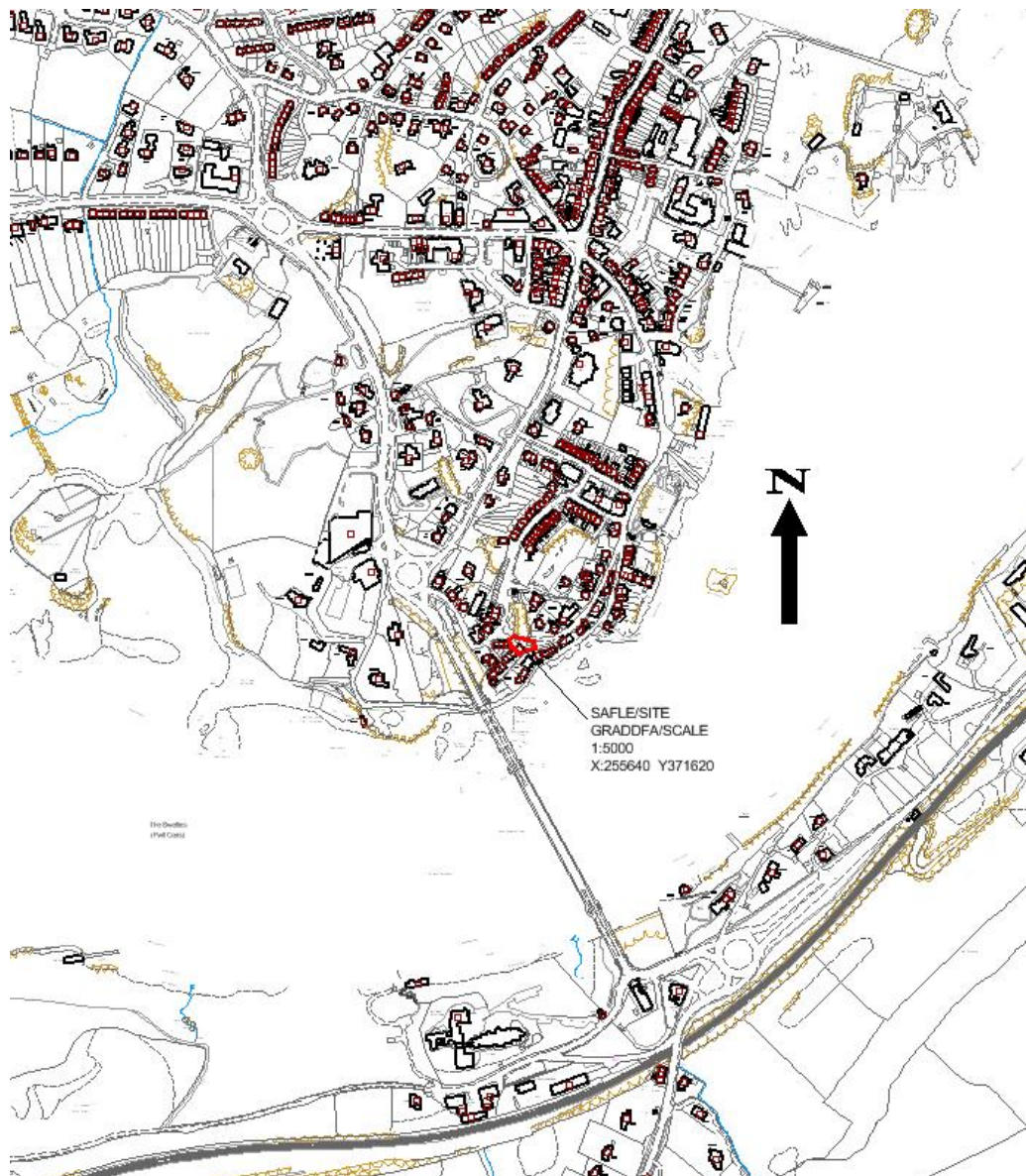
Rhif y Cais: 39C305B Application Number

Ymgeisydd Applicant

Mr & Mrs J Cole

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

5 Cambria Road, Menai Bridge



Planning Committee: 03/09/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in to the planning committee by the Local Member.

1. Proposal and Site

The application is a full application for alterations and extensions. The work involves the following:-

- Alterations to the existing dormer windows located on the front elevation
- Juliette balconies with glazed frontage
- New access door in the gable end of the dwelling at first floor level
- New balcony
- Extension to the rear

2. Key Issue(s)

The key issue is the design, location, whether the proposal will have any impact on adjoining properties and on the Conservation Area

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

Policy 58 - Extension

Gwynedd Structure Plan

Policy D1 – Environment

Policy D4 – Location, siting and design

Policy D25 – Environment

Policy D26 – Environment

Stopped Ynys Mon Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Town Council – Refusal Recommended due to overdevelopment of the site, traffic and parking problems

Local Member (Cllr Alun Mummery) – No response at the time of writing the report

Local Member (Cllr Jim Evans) – Refer to planning committee

Local Member (Cllr Meirion Jones) - No response at the time of writing the report

Natural Resources Wales – Standard Advice

Drainage Section - Comments

A site notice was placed near the site and individual letters were posted to neighbouring properties. The application was also advertised in the local newspaper as the development is within the Menai Bridge Conservation Area. The expiry date to receive representations was the 20th August, 2014. At the time of writing the report no representations were received.

5. Relevant Planning History

39C305 – Demolition of existing garage together with a balcony over at 5 Cambria Road, Menai Bridge – 10/9/00 – Granted

39C305A – Alterations and extensions at 5 Cambria Road, Menai Bridge

6. Main Planning Considerations

Main Considerations:- The key issues which need to be considered are the location, design, effect on neighbouring properties and on the Conservation Area.

Design:- Removing the existing flat roofed dormer windows and replacing them with a slate covered pitched roof dormers will be an enhancement to the character and appearance of the dwelling and designated Conservation Area.

The applicant has amended their application since the first application which was withdrawn. They have reduced the area of glazing down to a single glazed access door onto the balcony which to some extent is screened by the existing garage roof. This will preserve the character and appearance of the dwelling and appearance of the designated conservation area.

The rear extension fits in with the existing property, materials will match that of the existing dwelling.

The proposed new balcony will not cause any more overlooking onto neighbouring properties than existing. The existing garage has a balcony which is at a higher level than the proposed new balcony. It is therefore not considered that the new balcony will have a negative impact upon the neighbouring properties.

Effect on Neighbouring Properties:-

Neighbouring properties have been notified of the development. No adverse representations have been received at the time of writing the report. It is not considered that the proposed development will have any impact on any adjoining property.

7. Conclusion

The site can comfortably accommodate the proposal without appearing cramped or over developing

the site to the detriment of the character of the locality or the amenities of the neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 7 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: For the avoidance of doubt

(02) The new roof lights shall be low profile conservation style roof lights, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development is satisfactory from an architectural and Conservation Area point of view.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 17/07/2014 + 24/07/2014 under planning application reference 39C305B.

Reason: For the avoidance of doubt

9. Other Non-Material Issues Raised

Planning Policy Wales, Edition 7, July 2014

Technical Advice Note 12: Design

12.5

Gweddill y Ceisiadau

Remainder Applications

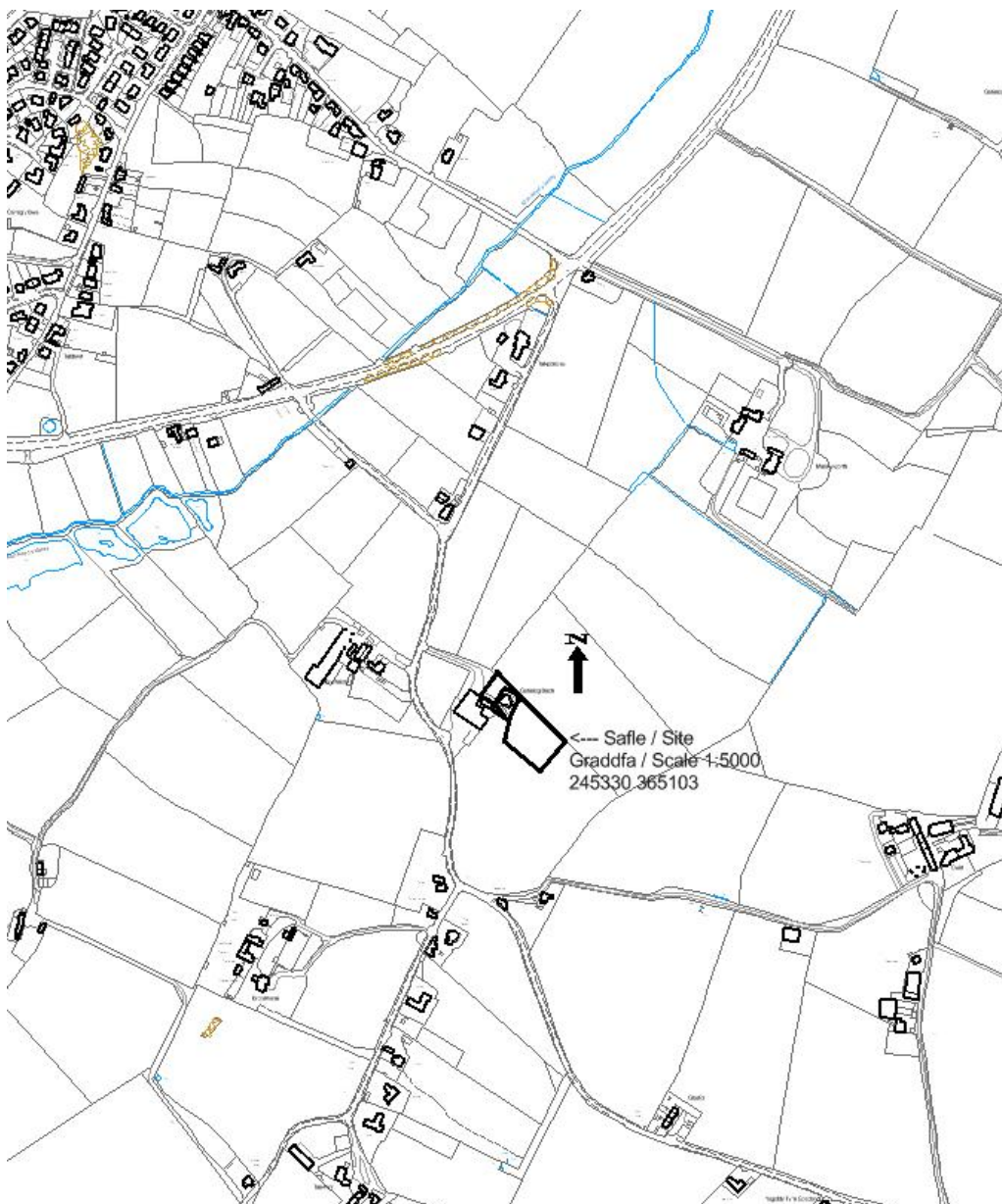
Rhif y Cais: 45C111E/RE Application Number

Ymgeisydd Applicant

Mr David Thomas

Cais llawn i osod paneli solar (4kW) ar y ddaear o fewn y cwrtil yn / Full application for the installation of solar panels (4kW) on the ground within the curtilage of

Gelliniog Bach, Dwyran



Planning Committee: 03/09/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called-in to the Planning and Orders Committee by Cllr Ann Griffith.

1. Proposal and Site

The site is within the extended curtilage of the private dwelling at Gelliniog Bach, Dwyran. The dwelling is currently being refurbished with the benefit of planning permission for alterations and extensions. The solar panels of which there will be 16 in total will be laid in 2 rows of 8 panels each. Each panel measures 1700mm x 1000mm and will be laid landscape wise producing a development plot of 15m in length by 3m in width. Set at an angle to the sun, the overall height will be in the region of 600mm above ground.

2. Key Issue(s)

Landscape impact

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 45 Renewable Energy

Gwynedd Structure Plan

Policy C7 – Renewable Energy

Policy D4 – Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy EP18 – Renewable Energy

Policy EN1 – Landscape Character

Planning Policy Wales (Edition 7)

4. Response to Consultation and Publicity

Community Council- No reply at the time of writing

Local Members – Cllr Peter Rogers: No reply at the time of writing

Cllr Ann Griffith – requests that the application be determined by the Committee due to possible effects on amenity.

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 22nd August 2014. No representations had been received at the time of writing.

5. Relevant Planning History

45C111 Formation of an agricultural access together with an extension to the cow shed at Gelliniog Bach – approved 15/5/1989

45C111A Demolition of the existing dwelling together with the erection of a new dwelling on the site at Gelliniog Bach, Dwyran – approved 25/7/1994

45C111B Alterations and extensions together with an extension to the curtilage at Gelliniog Bach, Dwyran – approved 11/11/08

45C111C Application to determine whether prior approval is required to for the erection of 2 polytunnels on land at Gelliniog Bach, Dwyran – approved 13/2/09

45C111D Alterations and extensions at Gelliniog Bach, Dwyran – approved 20/11/2011

6. Main Planning Considerations

Principle of the Development: Policy C7 of the Gwynedd Structure Plan states: “There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states: “Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance
iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states: “Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design”.

Landscape and Amenity Impact: The proposal is for a development measuring at most 15m by 3m on plan of 16 solar panels for domestic purposes giving an output of 4kw. Laid horizontally rather than vertically, they will extend to some 600mm in height. The site is well screened by trees and hedges and the closest buildings to the site other than the applicant’s dwelling are farm buildings. There are dwellings in the locality but at some 200m distance from the site at closest. It is not considered that the proposal would impact on neighbouring amenity or the surrounding landscape to such an extent as to warrant refusal.

7. Conclusion

The principle of renewable energy is supported in local and national planning policies. The proposal as submitted is for a private domestic array within the curtilage of the existing dwelling which is well screened from neighbouring and wider views.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason to comply with the requirements of the Town and Country Planning Act 1990

(02) Solar PV equipment no longer capable of microgeneration must be removed from the site within 3 months of ceasing to produce electricity.

Reason: In the interests of amenity