

PLANNING APPLICATIONS COMMITTEE

24 June 2015

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, L Haszeldine, Johnson, Kelley, Knowles, Lyonette, Stenson and J Taylor. (9)

APOLOGIES – Councillors Cartwright, Cossins, Lee and Regan. (4)

ALSO IN ATTENDANCE –

ABSENT -

OFFICERS – Roy Merrett, Development Manager, Paul Ibbertson, Engineer, within Services for Economic Growth and Andrew Errington, Lawyer (Planning) within the Neighbourhood Services and Resources Group. (3)

PA15. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA16. PROCEDURE – The Assistant Chief Executive’s representative gave a short presentation which outlined the procedure to be followed during consideration of the applications for planning permission before this Committee.

RESOLVED – That the procedure be noted.

NOTE - APPLICATIONS FOR PLANNING PERMISSION – The following standard condition is referred to in those Minutes granting permission :-

Code No.	Conditions
A3	Implementation Limit (Three Years) The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission. Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
E2	A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing and, upon approval of such schemes, it shall be fully implemented concurrently with the carrying out of the development, or within such extended period as may be agreed in writing by, the Local Planning Authority, and thereafter any trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced, and the landscaping scheme maintained for a period of five years to the satisfaction of the Local Planning Authority. Reason - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.

PA17. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION - Planning Permission Granted

14/01305/FUL - Field At OSGR E426359 N523713, School Aycliffe Lane, School Aycliffe. Installation and operation of solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, pole-mounted CCTV cameras and fence (amended site location plan received 2 February 2015) (additional constructional and operational access plans received 8 April 2015) (additional Landscape and Biodiversity Management Plan received 8 April 2015) (additional Landscape and Visual Impact Assessment received 16 April 2015) (amended plans received 16 April 2015) (additional email received 23 April 2015) (amended plans and elevations received 20 May 2015).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), three letters of objection and one letter of support, the comments of the Rights of Way Officer and the Environment Agency, all of which had been received and the views of a representative of the applicant, whom Members heard).

RESOLVED - That planning permission be granted subject to the following conditions :-

1. A3 - Implementation Limit (3 years).
2. Prior to commencement of the development, full details of the final locations, design and materials to be used for the panel arrays, inverters, transformers, control room, switchgear substations and CCTV cameras shall be submitted to the Local Planning Authority and agreed in writing. Thereafter the development shall only take place in accordance with the approved details.
Reason – In order that the Local Planning Authority may be satisfied with the details of the development.
3. Within 6 months of the cessation of energy generation from the site, or a period of 30 years and 6 months following completion of construction, whichever is the sooner, all infrastructure associated with the solar farm will be removed from the site.
Reason – in the interests of visual amenity and the remediation of the site.
4. Written notice is to be given to the Local Planning Authority at least 5 days prior to construction starting on site.
Reason – so the Local Planning Authority can keep a record of the commencement date of development in connection with condition 3 which limits the planning permission to 30 years and 6 months from the completion of construction works.
5. The proposed development shall be only carried out in all respects in accordance with the recommendations and methods contained within the Ecological Appraisal (Hyder Consulting December 2014) and the Landscaping and Biodiversity Management Plan (Hyder Consulting April 2015).
Reason – in the interests of ecology.
6. E2 Landscaping (Submission)
7. Before any diesel generators are used on site, details of their specification, operation and location shall be submitted to and approved by the Local Planning Authority. Thereafter the use of the diesel generators during the construction and

demolition phases shall only take place in accordance with the approved details.

Reason – To protect the amenity of local residents from noise.

8. The Rating Level, as defined by BS4142:2014 associated with plant and machinery associated with the development shall not exceed the daytime and night time background noise levels (as indicated in the document entitled “Industrial Noise Impact Assessment”, Report Reference IMP4418-5, by Impact Acoustics.) at any surrounding residential property unless otherwise agreed in writing by the Local Planning Authority.

Reason – To protect the amenity of local residents from noise.

9. At the reasonable request of and/or following a noise complaint to the Local Planning Authority which in the opinion of the Local Authority may be a justified complaint, the operator shall employ a suitably qualified noise consultant to measure and assess the noise emissions from the solar farm at the complainant’s property or other sensitive receptor to be agreed with the Local Planning Authority. The detailed noise assessment must demonstrate that the rating level, as defined in BS 4142:2014, from operation of the solar farm does not exceed the relevant daytime and night time background noise levels (as indicated in the document entitled “Industrial Noise Impact Assessment”, Report Reference IMP4418-5, by Impact Acoustics).

Within 21 days of a written request from the Local Planning Authority the proposed scheme of noise assessment, the noise consultant employed and timescale for submission of the written report shall be agreed in writing with the Local Planning Authority prior to any noise assessment being carried out. The written noise assessment shall provide details of any noise mitigation measures shown to be necessary in order to comply with the noise limit stated above. The written noise assessment and any identified noise mitigation measures including timescale for implementation shall be submitted and agreed in writing with the Local Planning Authority. Thereafter, the agreed mitigation measures shall be implemented without undue delay and within a timescale to be agreed with the Local Planning Authority, and thereafter retained for the life of the development.

Reason – To protect the amenity of local residents from noise.

10. No construction activities, including the use of plant, equipment and deliveries, which are likely to give rise to disturbance to local residents should take place before 0800 hours and continue after 1800 hours Monday to Friday. The use of a mini-piler shall not take place outside of the hours of 0900 – 1700 Monday – Friday. No works should be carried out on weekends or bank holidays.

Reason – To protect the amenity of local residents.

11. At the reasonable request of and/or following a complaint to the Local Planning Authority which is regarded as being a justified complaint regarding glint and/or glare, the solar farm operator shall employ a suitably qualified independent consultant, with experience in assessing glint and glare issues at solar farms. An assessment of glint/glare shall be undertaken by the appointed consultant at the complainant’s property or other representative location to be agreed with the Local Planning Authority. Within 21 days of a written request from the Local Planning Authority the proposed scheme of glint/glare assessment, the consultant employed and timescale for submission of the written report shall be agreed in writing with the Local Planning Authority prior to any glint/glare assessment being undertaken. The written glint/glare assessment shall provide details of any mitigation measures shown to be necessary. The written assessment and any identified glint/glare mitigation measures including timescale for implementation shall be submitted and agreed in writing with the Local Planning Authority. Thereafter, the agreed

mitigation measures shall be implemented without undue delay and within a timescale to be agreed with the Local Planning Authority, and thereafter retained for the life of the development.

Reason – To protect the amenity of local residents

12. Any damage to the Right of Way on or adjacent to the application site, during installation, operation and removal stage of the Solar Farm, shall be repaired promptly to the satisfaction of the Local Planning Authority.

Reason – In order to protect the Right of Way from damage from the development.