

Application 11/01623/F	No:	Ward: Bloxham and Bodicote	Date 02/12/2011	Valid:
Applicant:	FSG Property Services Ltd			
Site Address:	Bodicote House, White Post Road, Bodicote			

Proposal: Installation of 3 no. solar PV arrays

1. Site Description and Proposal

- 1.1 The application site is the offices of Cherwell District Council, a modern 3 storey office building with a shallow pitch roof set within the grounds of the historic Grade II listed Old Bodicote House. The site is not within the Conservation Area.
- 1.2 The proposal is for the installation of three arrays of solar panels to different sections of the roof of the main building (those which are the most Southerly facing). This is one of a number of similar schemes for Council buildings across the district.
- 1.3 The application is before the Committee as the Council has an interest in the land and buildings.

2. Application Publicity

- 2.1 The application has been advertised by way of a press notice and site notice. The final date for comments was 05 January 2012.
- 2.2 No third party contributions were received.

3. Consultations

- 3.1 Bodicote Parish Council – no objections
- 3.2 Ecology Officer – no objections

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment
Climate Change Supplement to PPS1
- 4.2 Regional Policy in the South East Plan 2009:
CC1 – Sustainable Development
CC2 – Climate Change
BE1 – Management for an Urban Renaissance
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
Policy C28 – Layout, design and external appearance to be compatible with the character of the context of a development proposal

5. Appraisal

- 5.1 The key issues for consideration in this application are the visual impact of the proposals, the suitability of the scheme in the context of the site including the impact of the proposal on the setting and significance of the listed building, and the environmental impact of the proposal.
- 5.2 The proposed solar panels will have limited visual impact, given the shallow roof pitch to the building, the relatively large grounds in which the building sits and the trees surrounding the site. Distant views may be possible of the roof from outside the grounds of the office, but this is not considered unacceptable given the current appearance of the building. The layout of the panels has been designed to give the maximum solar gain, whilst avoiding the need to carry out any works to the trees which are an important part of the character of the site.
- 5.3 As Old Bodicote House is a Grade II listed building, this proposal must also be considered in terms of its impact on the setting and significance of the listed building. Given the modern appearance of the office building and the ultimately temporary nature of solar panels, it is not considered that this juxtaposition is unacceptable or harmful to the setting or significance of the listed building.
- 5.4 Their installation will assist in delivering the objectives for sustainable development and climate change mitigation set out in PPS1, its' supplements and the relevant policies in the South East Plan and will demonstrate the way in which heritage protection and environmental sustainability can co-exist.
- 5.5 As such, the proposal is considered to comply with all relevant national, regional and local policies and is recommended for approval.

6. Recommendation

Approval, subject to the following conditions;

- 1) SC 1_4A (Time for implementation)
- 2) That the development shall be carried out strictly in accordance with the plans and documents submitted with the application and the materials and finishing details included therein.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with government guidance in PPS1 – Delivering Sustainable Development.

- 3) Submission and approval of a method statement for the protection of the trees during the installation works

Planning Notes

- 1) T1 – Third party rights

Summary of Reasons for the Grant of Planning Permission and Relevant Development Plan Policies

The Council, as Local Planning Authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposed

development is appropriate in its context and will not unduly impact on amenity or the appearance of the area. The delivery of sustainable and renewable energy solutions is in line with government policy direction set out in PPS1 – Delivering Sustainable Development, the Planning and Climate Change Supplement to PPS1 and PPS5: Planning for the Historic Environment. The proposal also accords with Policies BE1, CC1 and CC2 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.

CONTACT OFFICER: Simon Dean

TELEPHONE NO: 01295 221814