

Application 11/01869/F	No:	Ward: Neithrop	Banbury	Date 19/12/2011	Valid:
Applicant:	Applied Sustainable Energy Ltd				
Site Address:	Woodgreen Leisure and Community Centre, Woodgreen Avenue, Banbury				

Proposal: Installation of roof mounted solar panels

1. Site Description and Proposal

- 1.1 The application site is the Woodgreen Lesiure and Community Centre off Woodgreen Avenue, a purpose built indoor leisure and outdoor pool facility, with a large shallow pitched South facing roof, fronting onto the pool and the rear of houses on Poolside Close.
- 1.2 The proposal is for the installation of solar panels on the roof slope facing the pool (the Southern elevation). 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 is 26 January 2012.
- 2.2 No third party contributions were received.

3. Consultations

- 3.1 Banbury Town Council – no comments received. Any comments received before the Committee meeting will be reported.

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
PPS1: Delivering Sustainable Development
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, and the environmental impact of the proposal.
- 5.2 The proposed solar panels will have limited visual impact, given the context in which they are located; the existing pool side roof is grey-profiled sheeting, and public views will be limited to those from within the pool and pool area, and to longer distance views from the houses in Poolside Close. It should also be noted that the new County Council building (on the site of the former youth club), in the car park to the North of this site, has a substantial number of solar panels in a similar orientation.
- 5.3 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.
- 5.4 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 satisfactory expiry of the consultation period and 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.

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 and the Planning and Climate Change Supplement to PPS1. 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.

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