APPLICATION NUMBER: 19/00120/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00120/FUL	Rachel Carney	8 April 2019

Address: Littleborough Sports Centre Calderbrook Road Littleborough OL15 9HW

Proposal: Installation of 30kw photovoltaic system and roof lights on the sports centre roof

PUBLICITY	**Weekly list expired?**	y	**Site notice expired?**	y
	Neighbour letters expired?	y	**Press Notice expired?**	n/a

DELEGATION	**Significant departure from local plan?**	n	**Contrary to national policy?**	n
	Applicant a Council Member or officer?	n	**Contrary to previous decision?**	n
	Major with 10 or more objections and recommending approval?	n	**Called in or Planning Panel objection?**	n

COMMENTS	**Planning Panel comments received?**	n
	Neighbour comments received?	n

EIA	**Screening opinion completed and saved to Onbase?**	n

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	

RECOMMENDATION	**APPROVE**

CHECKED AND SIGNED OFF BY: AT **DATE: 09.04.2019**

SITE

The application site is identified as Littleborough Sports Centre but it also shares the site with Littleborough Community Primary School. The wider site is occupied by a

mix of one and two storey, linked, flat roofed buildings and surrounding these buildings are areas of parking and hard surface sports courts and a MUGA as well as parcels of grassed land and small areas of vegetation (trees). To the east of the site there is a large playing field.

On the boundary of the site, especially to the North, are a number of mature trees and the North West boundary of the site also borders onto a number of residential properties. There are also a number of residential properties across the opposite side of Calderbrook Road, but the land to the immediate South and East it characterised by sports pitches, with the general sports pitch already mentioned, as well as a cricket ground and crown green bowling pitches. There is also a large area of allotments to the South and these are separated from the site with a roughly surfaced car park.

PROPOSAL

The application proposes the installation of a 30kw photovoltaic system and roof lights on the existing roof.

It is proposed that the system be installed on a 32m by 20m shallow dual pitched section of the roof which is located towards the north east of the building.

The development would comprise a total of 112 no. photovoltaic panels that would be sited across the existing roof pitch and atop the existing projecting roof lights. The panels would be sited in clusters across the roof and access areas would be created around the panels. The panels would project approximately 0.3m above the roof level and each panel would measure approximately 1.65m by 1.0m.

The application also comprises the installation six rooflights that would be positioned in the corner of the existing rooflight location. These roof lights would have a convex shape and project approximately 1.1m above the main roof slope.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

P1 Improving image
P3 Improving design of new development
G3 Renewable and low carbon energy developments
DM1 General Development Requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

RELEVANT SITE HISTORY

09/D52757 – Extension to gymnasium and entrance area, including new door ramped access together with new astro turf MUGA to existing tennis courts and new astro turf tennis pitch on rear playing field with associated 3m high fencing and 15m high floodlighting column – Withdrawn

10/D52961 - – Extension to gymnasium and entrance area, including new door ramped access together with new astro turf MUGA to existing tennis courts and new astro turf tennis pitch on rear playing field with associated 3m and 4m high fencing and 15m high floodlighting column

14/00480/FUL – Installation of new duct work and air handling plant, surrounded by 1.8m high metal screen on roof of sports centre building – Approved

14/01350/ANM – Application for non-material amendment to 14/00480/FUL to allow for the proposed 1.8m high metal surround to be wall mounted and not fixed to the roof – Approved

15/00912/DEM – Prior notification of proposed demolition of two storey detached building (South block) – Granted

18/01156/CPL - Application for a certificate of lawfulness for the proposed installation of 30kw photovoltaic system on the sport centre roof – Refused

CONSULTATION RESPONSES

Env Health - Noise/Odours
No comments received to date

REPRESENTATIONS

The application has been publicised with a site notice and neighbour notification letters. No letters of representation have been received in respect of this application.

ANALYSIS

The application proposes the installation of a photovoltaic system and new rooflights on the roof of the existing Littleborough Sports Centre. The application site is on land within the defined urban area, as allocated under the saved UDP proposals map and saved policy G/D/1 establishes that new development should be concentrated within the urban area.

Policy G3 of the Core Strategy establishes that the Council will support renewable and low carbon energy developments but establishes that any such proposal must avoid harm to the health and safety of the public. It also requires that any harm to the following must be minimised and appropriately mitigated.

- The visual character and quality of the landscape or townscape and the physical record of the historic and cultural evolution of the landscape.
- The setting of heritage assets
- Local residents and their amenity
- Biodiversity
- The value of the borough's peatlands as an ecological and hydrological resource and as a carbon sink
- The value of the surrounding area for relaxation and recreation
- Water quality
- Land which is used for water catchment purposes

- Highway safety

The provision of the renewable energy as proposed is relatively small in scale, and would impact only on the host building and its immediate surroundings. As such, a number of the above matters are not of concern. However, there should be assurances that there are no harmful impacts from the development, particularly in regards to visual and residential amenity.

Visual amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The provision of a photovoltaic system (solar panels) and new roof lights to the roof of the sports centre would appear as a relatively unobtrusive alteration to the site. Whilst it is recognised that the number of solar panels proposed is relatively high (112 in total) the shallow pitch of the roof, which is only approximately 5 degrees, means that the development will be largely obscured from view, appearing as only a very minor alteration to the roof when viewed from ground level. Furthermore, the convex roof lights as proposed are of a similar style to the existing projecting roof lights that can be seen on the roof slope and which are appropriate for the style of the host building.

Given the above it is considered that the photovoltaic system and roof lights are an appropriate addition to the existing roof and one that would not unduly harm the visual appearance of the site or that of the wider area. The application accords with policies G3, P1, P3 and DM1 in this regard.

Residential amenity

As detailed above, policy G3 requires that renewable energy development do not adversely impact on local residents and their amenity. Policy DM1 also requires that proposals do not adversely impact on the amenity of residents.

As noted above, the photovoltaics and rooflights would be a visually unobtrusive development and the distance from neighbouring residents (in excess of 30m) it is considered that the proposal would not adversely impact on any of the neighbours amenity. It is recognised that some neighbours that overlook the site will be aware of the development, but the proposal would not result in any adverse disturbances to impact on their amenity. It is also noted that the Councils Public Protection Team (noise and pollution) have not provided any comment on the application.

The application is acceptable in this regard and accords with policy DM1 and G3.

Other considerations

In other considerations it is noted that policy G3 establishes that the impact on matters including biodiversity and drainage should be given consideration. In the respect of drainage the proposal would not alter the existing arrangements, nor would it increase surface water runoff from the site. There are also no pertinent reasons to suggest that the development would impact on any matters of biodiversity, including protected species.

Further to the above the application is acceptable and the recommendation is for approval.

RECOMMENDATION **APPROVE**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:-

- Location Plan – Drawing no. A3/2003467/10
- Existing Site Plan – Drawing no. A1/2003467/011
- Site Plan – Drawing no. A1/2003467/012
- Roof Plan – Drawing no. A1/2003467/013
- Existing Elevations – Drawing no. A1/2003467/014
- Proposed Elevations – Drawing no. A1/2003467/015
- Safety Zone Plan – Drawing no. A1/2003467/016
- Proposed Roof Plan – Drawing no. A1/2003467/017

and the development shall be carried out in complete accordance with these drawings
hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Core Strategy and the National Planning Policy Framework.

3. The solar panels herby approved and any associated fixings shall be removed from the site in their entirety within 3 months of the panels no longer being used for the
purpose of electricity generation.

Reason: In the interests of visual amenity as the photovoltaic system would not be an
appropriate addition if not in use and to accord with policies G3, P1, P3 and DM1 of the
Rochdale Core Strategy and policy in the National Planning Policy Framework.

Procedure Statement The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

Report Author Rachel Carney