

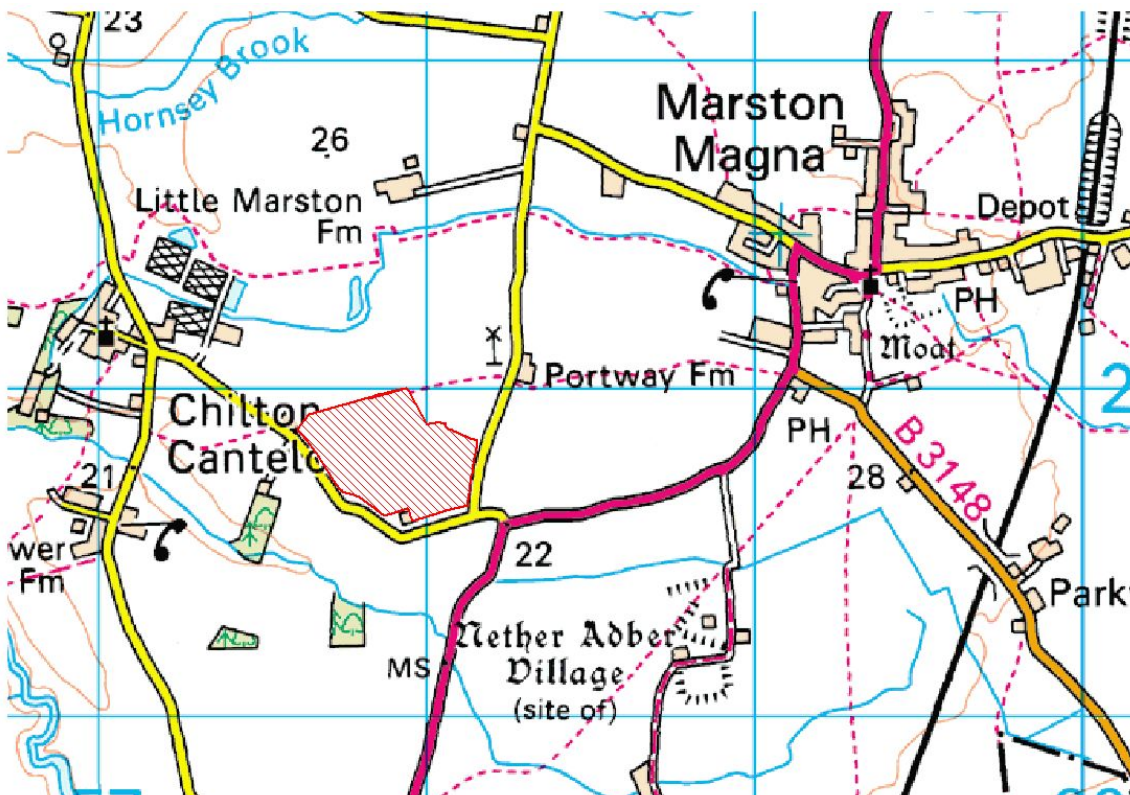
## Officer Report On Planning Application: 19/02846/S73A

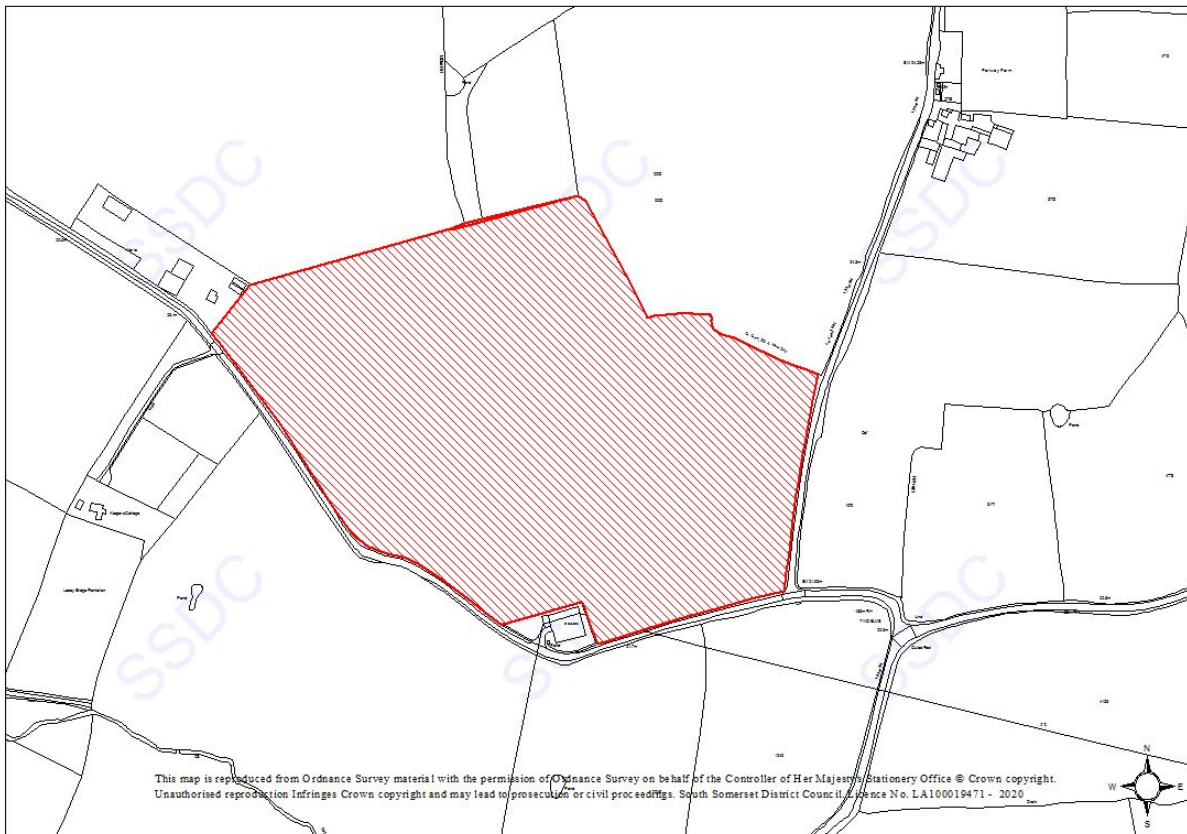
<b>Proposal :</b>	S73A Application for the installation of a secure storage container (without complying with condition 3 of planning permissions 19/01020/FUL, to extend operational life span of secure storage container to 40 years).
<b>Site Address:</b>	Chilton Cantelo Solar Park Chilton Cantelo Yeovil
<b>Parish:</b>	Chilton Cantelo
<b>NORTHSTONE, IVELCHESTER &amp; ST MICHAEL'S Ward (SSDC Member)</b>	Cllr A Capozzoli Cllr C Hull Cllr P Rowsell
<b>Recommending Case Officer:</b>	Neil Simpson Tel: 01935 462462 Email: <a href="mailto:planningcaseteam@southsomerset.gov.uk">planningcaseteam@southsomerset.gov.uk</a>
<b>Target date :</b>	10th December 2019
<b>Applicant :</b>	Chilton Cantello Solar Park Limited
<b>Agent: (no agent if blank)</b>	Mr Stephen MacLeod Intelligent Alternatives 100 Brand Street Glasgow G511DG
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

### REASONFOR REFERRAL TO COMMITTEE

This application is referred to the Area East Committee as development associated with the 'major major' development (application 19/02847/S73A)

### SITE DESCRIPTION AND PROPOSAL





The applicant seeks variation to Condition 3 of the granted consent (19/01020/FUL) for the installation of a secure storage container at Chilton Cantelo Solar Park to extend the operational life span of the secure storage container to 40 years in step with the expected life of the solar array.

## HISTORY

19/01020/FUL: Installation of a secure storage container - Permitted with conditions

12/01055/FUL. Revised inverter layout, reduction in area covered by P.V modules and reduced area within security fencing. - Permitted.

12/01055/FUL: Erection of a solar farm comprising the erection of solar arrays, inverters, transformers, equipment housing, security fencing, internal tracks and ancillary equipment. Permitted with conditions.

11/01905/EIASS: Proposed solar photovoltaic farm. EIA not required.

History for storage / works compound:

10/03713/COU: Change of use from Use Class B8 to a mixed B8 / B2 use for the sorting, processing and storage of recyclable materials. Refused due to insufficient information to assess the impact the proposal would have upon amenity, local landscape and highway safety.

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF (2019) indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise

### South Somerset Local Plan (2006-2028)

On the 5th March 2015 this new local plan was adopted and constitutes the development plan. The most relevant policies are:-

SD1 - Sustainable Development

EQ1 - Addressing Climate Change in South Somerset

EQ2 - General Development

TA5 - Transport Impact of New Development

## **National Planning Policy Framework March 2019**

2. Achieving sustainable development
4. Decision-making
11. Making effective use of land
12. Achieving well-designed places
- 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 15 Conserving and Enhancing the Natural Environment

## **Other Material Considerations**

National Design Guide 2019

Somerset County Council Parking Strategy (as amended September 2013)

Somerset County Council Highways Development Control - Standing Advice (June 2013)

## **CONSULTATIONS**

### **Chilton Cantelo Parish Council**

No comment received.

### **SCC Highway Authority**

Standing Advice Applies

### **SSDC Highways Consultant**

No highways issues - no objection.

## **REPRESENTATIONS**

No representations received.

## **CONSIDERATIONS**

The applicant is seeking to extend the life of the consented in situ works from 25 years to 40 years from the date of the original consent (12/01055/FUL).

### **Visual Amenity**

The applicant is seeking to extend the life of the consented in situ works. No changes to scale and design are proposed and therefore there is no material increase in the visual impact of the scheme. For these reasons, the application is considered to be in accordance with the NPPF (2019), and Policy EQ2 of the South Somerset Local Plan (2006-2028).

### **Highways**

The Highways Authority and SSDC Highway Consultant have both commented that the highway safety implications of the current S73 application have now been assessed and considered to not be harmful to highway safety. For these reasons, the application is considered to be in accordance with the NPPF (2019), and Policy TA5 of the South Somerset Local Plan (2006-2028).

## **CONCLUSION**

There are no objections to these minor changes to an already approved scheme.

The Officer considers the application would not represent harm to residential or visual amenity and can be dealt with under a Section 73A application. The changes to scale and design are not considered to present a material increase in the visual impact of the approved scheme and the changes to access

would not impact highway safety.

## **RECOMMENDATION**

Grant consent for the following reason:

01. The proposal, by reason of the changes to scale and design, is not considered to present a material increase in the visual impact of the approved scheme or to harm highway safety and is in accordance with Policies SD1, EQ1, EQ2 and TA5 of the South Somerset Local Plan (2006-2028), and the provisions of the NPPF (2019).

### **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in complete accordance with the following approved plans: 1:10,000 Location Plan, 1:5000 Location Plan, 1:1250 Location Plan, 1:200 Container Location Plan and NMA Container Specification.

Reason: For the avoidance of doubt as to the development authorised, in the interests of proper planning and in the interests of visual amenity, in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework (2019).

02. The development hereby permitted shall be removed and the land restored to its former condition within 40 years of 13th July 2012, (being the decision date of original solar farm planning permission 12/01055/FUL), or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner.

Reason: In the interests of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework (2019).

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