

**Item No 06:-**

**21/04250/SPANOT**

**Bourton Leisure Centre  
Station Road  
Bourton-On-The-Water  
Cheltenham  
Gloucestershire  
GL54 2BD**

## Item No 06:-

**Prior approval notification for the installation of Solar Photo-Voltaic panels (total installation 64 kwp) at Bourton Leisure Centre Station Road Bourton-On-The-Water Gloucestershire GL54 2BD**

<b>Prior Approval Notification - solar panels 21/04250/SPANOT</b>	
Applicant:	Ameresco
Agent:	Ameresco
Case Officer:	Hannah Rose
Ward Member(s):	Councillor Nick Maunder
Committee Date:	8th December 2021
<b>RECOMMENDATION:</b>	<b>Delegated authority to determine that prior approval is not required, subject to no new issues being raised during the consultation period</b>

### **Main Issues:**

- (a) Whether the works are permitted development
- (b) Design or external appearance of the development

### **Reasons for Referral:**

The application site is a Council-owned building.

### **1. Site Description:**

1.1 The application site comprises Bourton Leisure Centre, located within Bourton-on-the-Water, adjacent to the secondary school, The Cotswold School. The site is not located in a conservation area and is located within the Cotswolds Area of Outstanding Natural Beauty.

1.2 The leisure centre building is well set back, some 150 metres from Station Road and is bound by residential development to the north and school grounds to the east, south and west.

### **2. Relevant Planning History:**

2.1 No relevant planning history.

### **3. Planning Policies:**

NPPF National Planning Policy Framework

#### **4. Observations of Consultees:**

4.1 None received.

#### **5. View of Town/Parish Council:**

5.1 None received.

#### **6. Other Representations:**

6.1 None received.

#### **7. Applicant's Supporting Information:**

Site Location Plan  
Solar PV Layout  
Designer Report

#### **8. Officer's Assessment:**

##### **(a) Whether the works are permitted development**

8.1 The addition of solar panels to the building may be permitted development, having regard to Part 14, Class J of the Schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

8.2 Part 14 Class J states that the installation, alteration or replacement of -

- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats

is permitted development, subject to a number of criteria being addressed and subject to the Local Planning Authority being notified by way of a prior notification application. Development is NOT permitted by Class J if:

- (a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;*
- (b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);*
- (c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;*
- (d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;*
- (e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or*

*(f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.*

*Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.*

8.3 The building has a pitched roof and the solar panels would not protrude more than 0.2 metres above the slope and would not be installed within 1 metre from the edge of the roof. The site is located on Article 2(3) land. It is of note that there is a road to the front of the roofslope on which the solar panels are proposed. However, this road is within the school grounds and is not publicly accessible. As such, it is considered to fall under the definition of a 'highway' in this context. The proposal would therefore satisfy criterion (d) in this regard.

8.4 Furthermore, the site is not located on a Scheduled Ancient Monument or a listed building. The total electrical generation capacity of all the solar photovoltaics installed on the building under permitted development rights (previously and in this proposal) equates to 64kWp and would not exceed 1 megawatt. As such, the proposal would satisfy the relevant criteria and is therefore Permitted Development.

8.5 The conditions of Class J stipulate that development under Class J(c) (above) is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers.

8.6 In this regard, the panels would be installed on a commercial building used for recreational purposes, on a roofslope facing towards school buildings. The building is well set back from the highway and the panels would not be visible from the residential development immediately north of the site. Taking this into account, the solar panels are considered to be appropriate to the character and appearance of the surrounding area and are considered not to cause an unacceptable level of glare to the occupiers or neighbouring buildings or nearby road users.

## **9. Conclusion:**

9.1 Having regard to Part 14, Class J of the Schedule to the GPDO, the proposed works are considered to be Permitted Development, not requiring full planning permission.

**Bourton Leisure Centre, Station Road, Bourton-on-the-water, Gloucestershire, GL54 2BD**



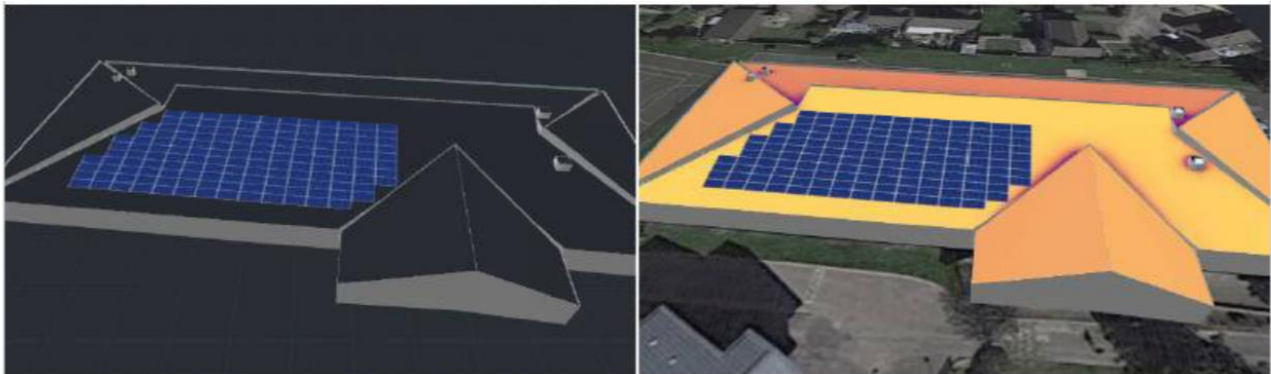
Site Plan A shows area bounded by: 416573.44, 221082.81 416773.44, 221282.81 (at a scale of 1:1250), OSGridRef: SP16672118. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**COTSWOLD DC - BOURTON-ON-THE-WATER LEISURE V2**

Park Farm 23, Bourton-on-the-Water, GL54 2HF, United Kingdom | 19 Sept 2021



**SIMULATION RESULTS**

 Installed DC Power <b>67.34 kWp</b>	 Max Achieved AC Power <b>50.00 kW</b>	 Annual Energy Production <b>60.92 MWh</b>	 CO2 Emission Saved <b>17.12 t</b>	 Equivalent Trees Planted <b>786</b>
 Max Achieved DC Power <b>63.65 kW</b>	 DC/AC Oversizing <b>127%</b>	 Max Active AC Power <b>50.00 kW</b>	 Performance Ratio <b>88%</b>	 Performance Index <b>905 kWh/kWp</b>