OFFICER REPORT

Case No: 24/02355/PSPPA **Prior Approval Solar Photovoltaics**

Proposal: Installation of 2 solar car park canopies

Location: One Leisure Indoor Westwood Road St Ives

Applicant: Miss Kerry Slater

Grid Ref: 530615 271917

DESCRIPTION OF SITE AND APPLICATION

The application site comprises an existing car park associated with One Leisure Indoor and Burgess Hall. The proposal is for the installation of two solar canopies.

This application follows a recent approval (reference 24/01962/PSPPA) for two solar canopies. The solar canopies proposed under this application have a greater length than the previous approval.

NATIONAL GUIDANCE

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class OA

The National Planning Policy Framework (2024)

Planning Practice Guidance

For full details visit the government website: https://www.gov.uk

PLANNING HISTORY

24/01962/PSPPA - Installation of 2 solar car park canopies - Approved

CONSULTATIONS

N/A

REPRESENTATIONS

No representations received.

ASSESSMENT

OA. The installation, alteration or replacement of a solar canopy within an area lawfully used as offstreet parking other than for a dwellinghouse or a block of flats

Officer comment: The proposal is for the installation of 2 solar car park on land lawfully uses as off-street parking associated with One Leisure Indoor and Burgess Hall.

OA.1.Development is not permitted by Class OA—

(a) if any part of the development—
(i) exceeds 4 metres in height above ground level;
(ii) is within 10 metres of the curtilage of a dwellinghouse or a block of flats;

Officer comment: Compliant. The application form indicates that the development would not exceed 4 metres in height and it would not be within 10 metres of the curtilage of the dwellinghouse. The dimensions for the canopy as set out in the submitted document are:
Pitch = 7 degrees
Max height = 3.9m
Min height = 2.4m

(b) within the curtilage of a dwellinghouse or a block of flats;

Officer comment: Complies.

(c) on a site designated as a scheduled monument or on land within the curtilage of a scheduled monument;

Officer comment: Complies.

(d) within the curtilage of a listed building;

Officer comment: Complies.

(e) for the display of an advertisement; or

Officer comment: Complies.

(f) if the off-street parking area is in use by virtue of Class B (temporary use of land) of Part 4 (temporary buildings and uses).

Officer comment: Complies.

Conditions
OA.2.—(1)Development is permitted by Class OA subject to the following conditions.

(2) In the case of development above a permeable surface, provision is made to direct run-off water
from the solar canopy to a permeable or porous area or surface within the off-street parking area.

Officer comment: Complies. The application form states that the proposed development would not be above a permeable surface.

(3) Before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to—

(a) the solar canopy's siting, design and external appearance, in particular the impact of glare on the occupiers of neighbouring premises; and

Officer comment: The siting of the solar canopies are shown on drawing no. 240544-CPW-ZZ-ZZ-DR-E-310001 Rev P02. The solar canopies would be located centrally within the car park and would have a slight pitch (7 degrees). The closest neighbouring properties are approximately 70 metres to the south east on Lammas Way and separated by existing tree lines. It is not considered that there would be any material adverse glare impacts, having regard to the height and pitch of the solar canopies and the separation to neighbouring properties.

(b) in the case of a solar canopy on article 2(3) land, the impact of the appearance of the solar canopy on that land.

Officer comment: The site is not on article 2(3) land.

Conclusion

It is considered that the proposal complies with the requirements and conditions of Class OA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is therefore recommended that prior approval is required and granted subject to the conditions set out in Schedule 2, Part 3, Class OA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

CONTACT OFFICER:

Enquiries about this report to **Lucy Pateman**