

Name of Applicant	Proposal	Expiry Date	Plan Ref.
John Homer	Installation of a solar Photovoltaic System to existing roof of existing theatre. 138No. Vertex S Monocrystalline Modules (55kWp) The Artrix, School Drive, Bromsgrove, Worcestershire, B60 1AX	08.02.2022	21/01835/PRIOR

This application is being reported to the Planning Committee because the applicant is Bromsgrove District Council.

RECOMMENDATION: That Prior Approval is not required.

Consultations

WRS- Light Pollution Consulted 22.12.2021

Light Nuisance: No objection to the application in terms of light nuisance.

Highways - Bromsgrove Consulted 22.12.2021

I have no highway objections to the proposed Installation of a solar Photovoltaic System to existing roof of existing theatre, the parking is not affected - no highway implications.

Public Consultations

Site notice posted on 22.12.2021

No comments received

Relevant Policies

None

Assessment of Proposal

This is a prior notification application for the installation of solar PV equipment on the two flat roof sections of the Artrix Centre in Bromsgrove.

Schedule 2, Part 14 Class J of the Town and Country Planning (General Permitted Development) Order 2015 as amended permits the installation or alteration of solar equipment on non-domestic premises. This is subject to certain criteria set out in Class J.1, J.2 and J.3 and the conditions set out in Class J.4.

There are three categories to Class J. These are:

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

Due to the scale of the scheme that is proposed the proposal would fall within Class J (C) other solar PV equipment on the roof of a building.

Condition J.4(2) sets out that Class J(C) development 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 of neighbouring land.

The proposed solar PV equipment would be sited on the flat roof of the Artrix. It would meet all of the criteria set out in Class J.1 to J.3 including that the equipment would not be higher than 1 metre above the highest part of the roof and that it would not be installed within 1 metre of the external edge of the roof. Due to this it is not considered that the equipment would be highly visible from within the street scene. It is also noted that Worcestershire Regulatory Services have raised no objection to the proposal in relation to light nuisance.

Overall due to this, it is not considered that prior approval of the Local Planning Authority would be required as to the design or external appearance of the development.

RECOMMENDATION: That Prior Approval is not required.

1. The proposed development shall be carried out in accordance with the approved plans and documents:

Drawing No. HUB356.ATBDC.PN.01 Location, Block Plan, Proposed Layout

Drawing No. AT-E-001 Roof PV Array

Document No. HUB358 Written Description of Development

2. The solar PV equipment shall be removed as soon as reasonably practicable when no longer needed.

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