CASE OFFICER'S REPORT

Application Reference:	PL/2023/08431
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	02 October 2023
Case officer:	Meredith Baker

Site Address:	Bidmead Park, Sells Green, Seend, Melksham, SN12 6RS
Proposal:	Discharge of Condition No 3 on PL/2023/04310 (Insertion of new mezzanine within existing building with associated new door and windows, new entrance canopy, bridge link, and roof mounted solar panels. Engineering operations to construct steps. Installation of handrail.)
Recommendation:	Approve

Planning Policy

National Planning Policy Framework (2023) (NPPF)
Wiltshire Core Strategy (WCS, 2015)
Planning Practice Guidance (PPG)

Consultation Response

None.

Proposal

The discharge of conditions 3 pursuant to planning reference PL/2023/04310:

Condition 3:

The PV panels hereby approved shall not be installed until the exact details, plans (elevations/sections showing the projection above the roofslopes) and a specification have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order to that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

Assessment

The following information has been submitted to discharge the above conditions:

· Net-Eco Electrical Renewable – Blueway Limited – Details Specification data sheet dated 24th July 2023

- MEPV 120 Ultra Premium black – 400 Wp Data Sheet by Eurener Energia Solar.
- Elevations – Proposed – 2043-CMS-XX-XX-DR-A-0104 Rev C1
- Section 02 – 2043-CMS-XX-XX-DR-A-3001 Rev C1

The submitted details now clearly demonstrate the siting and design of the solar panels being sought on the south west elevation. The provision of the solar panels has already been acceptable in principle, and the submitted details show that the panels are of appropriate projection off the roof slope and are of a typical design and specification. As such there is no objection is raised in relation to the submitted details and would not give rise to any harmful impacts upon the character and appearance of the area.

It will be outlined within the decision notice however that the approved plans solely relate to the southwest elevation solar panels. Other matters outlined within the plan (including the 'future PV Array') have not been considered and are not approved as part of this discharge of condition process. The approval of the details only relate to the panels demonstrated.

Conclusion

It is confirmed that the details submitted are acceptable to discharge conditions 3 of PL/2023/04310. As such the application for the discharge of this condition is approved.

RECOMMENDATION:

Approve