

F/YR12/0076/FDC

7 February 2012

**Applicant : Mr T Watson
Fenland District Council**

**Agent : Mrs T Adams
Fenland District Council**

Manor Leisure Centre, Station Road, Whittlesey, Peterborough

Installation of 42no photovoltaic panels to pool service area roof of existing building

This application is before the Planning Committee due to Fenland District Council interest.

This application is a 'Minor'

1. SITE

The application site is located on one of the rear roof sections of the swimming pool building at the Manor Leisure Centre. The building is located towards the rear of the leisure centre complex and is surrounded by open playing fields with a landscaping belt and the river to the south.

2. HISTORY

F/YR10/0777/FDC – Formation of pitched roof over existing flat roof infilling of entrance lobby porch and installation of air handing unit – Granted 19.11.2010

F/YR09/0211/F – Siting of 1 metal storage container for use by Whittlesey Cricket Club – Granted 12.05.2009

F/YR02/0411/FDC – Erection of gymnasium – Granted 10.06.2002

F/97/0267/F – Erection of 25.0 metre high tower and installation of 6 no sector antennas; 4 no 600mm dia microwave dishes together with equipment cabinet at ground level and formation of 5 no car parking spaces – Refused 08.08.1997

F/96/0868/F – Erection of 25.0 metre high tower and installation of 6 no sector antennas; 4 no 600mm dia microwave dishes together with equipment cabinet at ground level and formation of 5 no car parking spaces – Refused 06.06.1997

F/95/0403/F – Erection of single-storey extension to existing airgun range – Granted 20.09.1995

F/1284/87 – Refurbishment and enclosing of swimming pool and changing facilities – Granted 14.04.1988

F/0416/86/F – Erection of two squash courts – Deemed 03.07.1986

3. CONSULTATIONS

| | |
|---|---|
| Parish/Town Council: | No objection therefore recommend approval |
| FDC Environment and Health Services: | Not received at time of report |
| FDC Safer Fenland Manager: | No apparent crime and disorder issues |
| CCC Valuation and Estates: | Not received at time of report |
| Neighbours: | None received |

4. POLICY FRAMEWORK

| | | |
|--|-------|---|
| FDWLP Policy | E9 | - Alterations and extensions to existing buildings should respect the scale and character of the original building, use matching materials, have regard to adjoining properties and provide adequate access, parking etc. |
| East of England Plan | ENV7 | - Quality in the built environment |
| | ENG1 | - Carbon Dioxide Emissions and Energy Performance |
| | ENG2 | - Renewable Energy Targets |
| Planning Policy Guidance (PPGs and PPSs) | PPS1 | - Delivering Sustainable Development |
| | PPS22 | - Renewable Energy |

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the installation of photovoltaic panels on an existing building. The application is considered to raise the following key issues;

- Principle and policy implications
- Appearance and impact
- Other matters

Principle and policy implications

The application involves the installation of a renewable energy source on an existing commercial building. The proposal is, therefore, supported in principle by ENG1 and ENG2 of the East of England Plan and it accords with the principles set out in PPS22.

E9 of the Fenland District Wide Local Plan and PPS1 require alterations to existing buildings to respect the scale, style and character of the original building and not to result in a negative impact on the surrounding area or neighbouring residential amenities. These issues will be discussed in the next section.

Appearance and impact

The photovoltaic panels will be installed on the rear roof slope of the swimming pool building. The swimming pool building is located to the rear of the leisure centre site and as such is not in a prominent location. Due to the height of the building it is unlikely that the panels will be readily visible from a human perspective. With the above in mind and the contemporary appearance and textured nature of the existing roof, it is considered that the impact the proposal will have on the character and appearance of the building and the surrounding area will be negligible.

Unlike other forms of renewable energy, solar panels are static and it is, therefore, unlikely that they will result in noise or flicker issues. In any case, the panels are located on the southern elevation whereas the residential development is concentrated to the north of the site. This relationship is unlikely to result in a negative impact on neighbouring residents.

Other matters

No negative responses have been received as a result of the consultation process.

Conclusion

The proposal will assist in achieving the Governments renewable energy targets with limited impact on the surrounding area. It is, therefore, recommended that planning permission is granted.

6. RECOMMENDATION

Grant

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

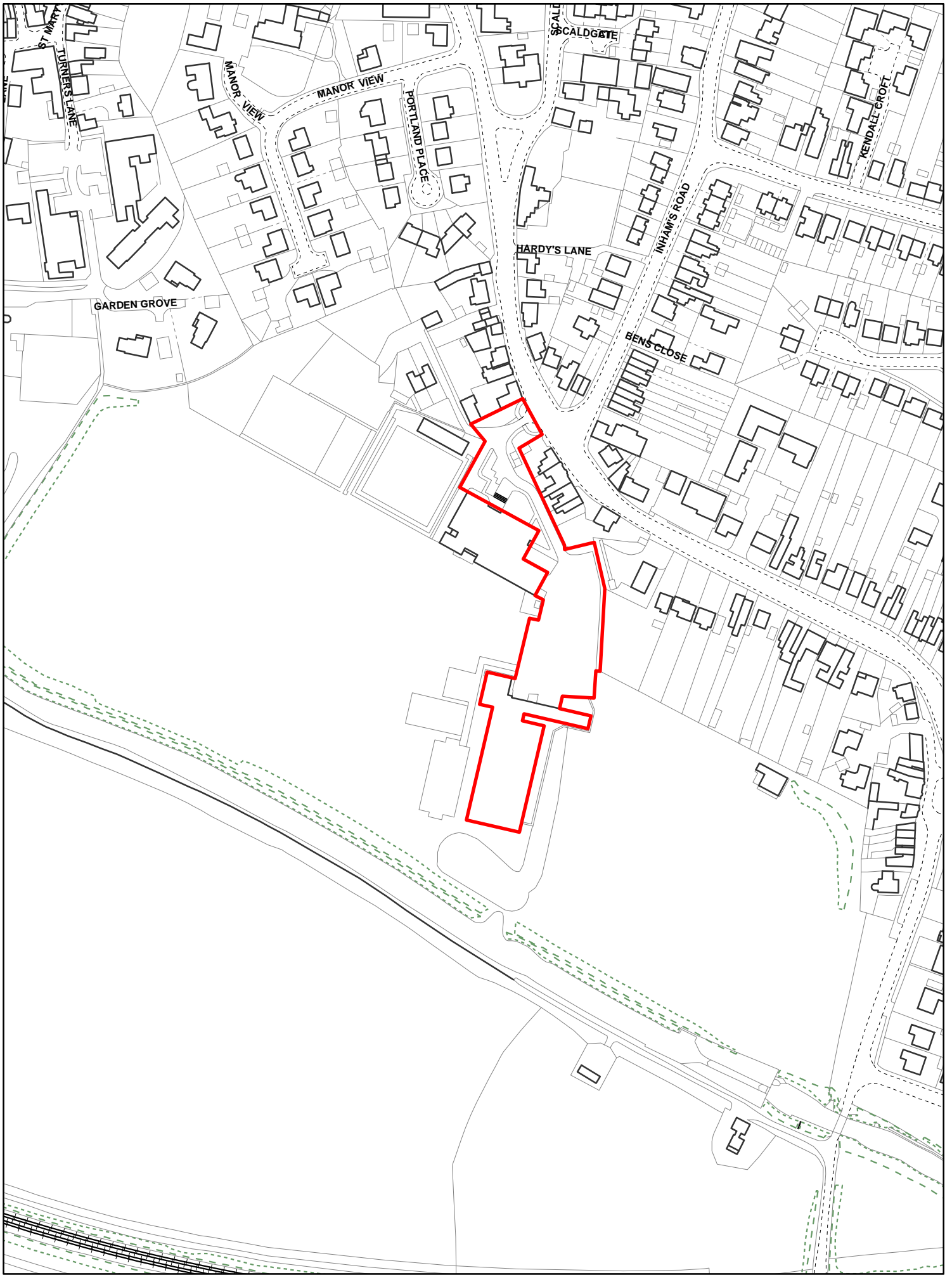
- 2. This permission is for a period not exceeding 25 years from the date of this decision notice unless otherwise agreed in writing by the Local Planning Authority.**

Reason - The development has a limited operational life and, therefore, the Council considers that control should be exercised over the removal or otherwise of the solar panels hereby approved.

- 3. Unless otherwise agreed in writing with the Local Planning Authority, within 6 months of cessation of electricity generation at the site (or the expiry of this permission, whichever is the sooner), all parts of the development hereby approved shall be dismantled and removed from the site.**

Reason - In the interests of the amenity of the area.

- 4. The development hereby permitted shall be carried out in accordance with the following approved plans.**



Created on: 08/02/2012

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