

Development Committee



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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 20 January 2021

A meeting of the **Development Committee** will be held in the **remotely via Zoom** on **Thursday, 28 January 2021** at **9.30 am**.

Please note that due to the Covid-19 restrictions, meetings of Development Committee will be held remotely via Zoom video conferencing and live streamed on Youtube.

Public speaking: If you wish to speak on a planning application on this agenda, please email DemocraticServices@north-norfolk.gov.uk no later than 5.00 pm on the Tuesday before the meeting and include a copy of your statement. You will have the opportunity to make your statement by video link but in the event that this is not possible, or if you would prefer, your statement will be read out by an officer.

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/ training purposes.

Emma Denny
Democratic Services Manager

To: Mrs P Grove-Jones, Mr P Heinrich, Mr A Brown, Mr C Cushing, Mr P Fisher, Mrs A Fitch-Tillett, Mrs W Fredericks, Mr R Kershaw, Mr N Lloyd, Mr G Mancini-Boyle, Mr N Pearce, Dr C Stockton, Mr A Varley and Mr A Yiasimi

Substitutes: Mr T Adams, Mr D Baker, Dr P Bütikofer, Mrs S Bütikofer, Mr V FitzPatrick, Mr N Housden, Mr J Punchard, Mr J Rest, Mrs E Spagnola, Mr J Toye and Ms K Ward

All other Members of the Council for information.
Members of the Management Team, appropriate Officers, Press and Public



If you have any special requirements in order to attend this meeting, please let us know in advance
If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

Chief Executive: Steve Blatch
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AGENDA

PLEASE NOTE: THE ORDER OF BUSINESS MAY BE CHANGED AT THE DISCRETION OF THE CHAIRMAN

PUBLIC BUSINESS

1. CHAIRMAN'S INTRODUCTIONS
2. TO RECEIVE APOLOGIES FOR ABSENCE AND DETAILS OF ANY SUBSTITUTE MEMBER(S)
3. ITEMS OF URGENT BUSINESS
 - (a) To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.
 - (b) To consider any objections received to applications which the Head of Planning was authorised to determine at a previous meeting.
4. ORDER OF BUSINESS
 - (a) To consider any requests to defer determination of an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.
 - (b) To determine the order of business for the meeting.
5. DECLARATIONS OF INTEREST

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest.

OFFICERS' REPORTS

ITEMS FOR DECISION

PLANNING APPLICATIONS

6. STODY - PF/20/1798 - TEN ARRAYS OF GROUND MOUNTED SOLAR PHOTOVOLTAIC PANELS TO SUPPLY ELECTRICITY FOR USE BY THE STODY ESTATE (Pages 1 - 6)
7. ANY OTHER URGENT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE

8. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution, if necessary:-

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

PRIVATE BUSINESS

9. ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE
10. TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA

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APPLICATION REF: PF/20/1798

CASE OFFICER: Mrs Elizabeth Starling

LOCAL MEMBER: Mr Andrew Brown

SITE LOCATION: Estate Office, Stody Estate, Stody, Melton Constable, NR24 2ER

PARISH: Stody

Ten arrays of ground mounted solar photovoltaic panels to supply electricity for use by the Stody Estate.

CONSTRAINTS

- Mineral Waste and Wastewater Safeguard Sites
- SFRA - Areas Susceptible to Groundwater Flooding
- Landscape Character Area
- LDF Tourism Asset Zone
- LDF - Countryside
- Conservation Area
- Mineral Safeguard Area
- EA Risk of Flooding from Surface Water 1 in 1000

RELEVANT PLANNING HISTORY

None.

THE APPLICATION

Is for planning permission for the installation of ten ground mounted solar photovoltaic arrays on a parcel of Grade 3 agricultural land (0.9 hectares) belonging to Stody Estate, for the purposes of generating renewable energy to serve the Estate including the reservoir and crop irrigation system.

The site is located relatively close to where the renewable electricity would be used, with the land on which the solar PV array is proposed benefitting from natural screening. The site is bounded to the north and west by woodland, to the south by the reservoir and hedgerows and to the east by hedgerows and arable fields. The land is flat with a southern aspect. The main farm yard lies approximately 400 metres to the south-west with the quarry 200 metres to the south-east.

Access to the site would be provided by the existing access farm tracks known as Pinkney Lane (off the main access to Stody Estate via Briston Road).

REASONS FOR REFERRAL TO COMMITTEE

Because the solar panels would exceed the limits (site area is more than 0.5 hectares and the solar panels would have more than 250kW capacity) set out in the council's Scheme of Delegation.

PARISH/TOWN COUNCIL

Study with Hunworth Parish Council - Supports the application.

Edgefield Parish Council – Supports the application.

Briston Parish Council – Supports the application.

REPRESENTATIONS

None received.

CONSULTATIONS

Conservation and Design Officer: No comments to make or conditions requested subject to the scheme being assessed in accordance with national guidance, local policy, and having paid special attention to the statutory duty contained in s72 of the Planning (Listed Buildings & Conservation Areas) Act, 1990.

Landscape Officer: No objections based on the Landscape and Environmental Management Plan (LEMP) submitted and subject to the imposition of a condition in respect of works being undertaken in accordance with it.

NCC Minerals and Waste: No response received.

Environmental Health: Additional information requested in respect of location, design and technical data relating to inverter/equipment cabinet. However, the site's location away from housing and feedback from other sites, indicate that noise is unlikely to impact on local amenity.

NCC Highways: Awaiting comments. Any comments received will be reported at the meeting.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

Policy SS2: Development in the Countryside

Policy SS 4: Environment

Policy EN 2: Protection and enhancement of landscape and settlement character

Policy EN 4: Design

Policy EN 7: Renewable energy

Policy EN 8: Protecting and enhancing the historic environment

Policy EN 9: Biodiversity and geology

Policy EN 13: Pollution and hazard prevention and minimisation

Policy CT 5: The transport impact on new development
Policy CT 6: Parking provision.

National Planning Policy Framework

Section 2: Achieving sustainable development
Section 4: Decision-making
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design and heritage impacts
3. Landscape, ecology and biodiversity
4. Residential amenity and environmental considerations
5. Highway safety

APPRAISAL:

1.Principle (Policies SS 1, SS 2, SS 4 and EN 7)

The site is located in a rural location within the Countryside policy area where Core Strategy Policy SS 2 supports the principle of renewable energy projects, subject to compliance with other relevant Core Strategy policies. Policies SS4 and EN7 also support renewable energy projects where the impacts on amenity, wildlife and landscape are deemed acceptable.

As such, the principle of the proposed development in this location is considered acceptable subject to compliance with Core Strategy policies, the NPPF and relevant material considerations.

2. Design and heritage (Policies EN 4 and EN 8)

Whilst the site lies within the Glaven Valley Conservation Area, given the nature of the development proposed, along with its scale and secluded location, it is not considered that the scheme would result in significant harm to the heritage asset. No objections have been raised to the Council's Conservation Officer.

Furthermore, given that the PV arrays would be set at ground level, are considered to be of an acceptable design and scale, and would not be significantly visible from public view, the scheme is considered acceptable in design terms

As such, it is considered that the scheme complies with the requirements of Policies EN 2, EN 4 and EN 8 of the Core Strategy and Sections 12 and 16 of the NPPF.

3.Landscape, ecology and biodiversity (Policies SS 4, EN 2, EN 4, EN 9)

The site comprises of agricultural land (Grade 3) within the Tributary Farmland classification as defined in the North Norfolk Landscape Character Assessment.

Concerns were initially raised by the Council's Landscape Officer in respect of the limited information submitted relating to any security lighting, fencing or CCTV proposed and

ecology/biodiversity considerations, with this information required in order to fully assess any landscape, visual and ecological impacts of the proposals.

However, following the concerns raised and discussions between the agent and the Landscape Officer, a Landscape and Environmental Management Plan (LEMP) has been submitted, which the Landscape Officer considers addresses their concerns, subject to a condition ensuring works are carried and maintained in accordance with the LEMP. Full details of the proposed permeable deer fencing/access gates have also been requested from the agent, although this matter could be covered via a condition if necessary.

On this basis, it is considered that the scheme would accord with the requirements of Policies EN 2, EN 7, EN 9 of the Core Strategy and Sections 14 and 15 of the NPPF.

4. Residential amenity and environmental considerations (Policies EN 4, EN 10 and EN 13)

In respect of impact of the solar farm on residential amenity, the site is located some distance from residential properties, and as such is unlikely to raise any significant concerns. The submitted LEMP states that no external lighting or pole mounted CCTV is being proposed as part of the scheme.

The Council's Environmental Health Officer has requested additional information to assess any noise implications and members will be updated verbally at the meeting in the event of any concerns being raised.

No concerns are raised in respect of flooding or drainage.

Subject to there being no Environmental Health objections and subject to conditions controlling external lighting and CCTV, the scheme is considered to comply with Policies EN4, EN10 and EN13.

5. Highway safety (Policies CT5 and CT6)

Access to the site would be served by the existing Stody Farm Estate access off Briston Road, via farm tracks which serve the farm and quarry. The views of NCC Highways have been sought in respect of any impacts of the scheme on highway safety to ensure compliance with Policies CT 5 and CT 6. Any comment received will be reported verbally at the meeting.

Conclusion

In conclusion, it is considered that the installation of the solar array as proposed would result in minimal visual, landscape and ecological impacts on the surrounding landscape, and subject to no objections being raised on amenity or highway safety grounds and the imposition of appropriate conditions, the proposal would comply with relevant Development Plan policies and the guidance set out in the National Planning Policy Framework (NPPF).

RECOMMENDATION:

Subject to no highway or environmental objections being raised which could not be satisfactorily addressed, **APPROVE** subject to conditions to cover the matters listed below, and any others considered necessary by the Assistant Director for Planning:

- Time limit for implementation

- Development to be carried out in accordance with submitted details and specifications
- Requirement for planning permission for any future CCTV systems.
- Works to be carried out and maintained in accordance with submitted LEMP.
- Requirement for removal of all equipment and site being restored at a point when generating electricity ceases from the arrays, and notification to LPA
- Details of the proposed deer fencing/access gates to be submitted and agreed prior to installation (unless provided prior to issuing decision)
- Any highway conditions deemed necessary by NCC Highways.
- No external lighting shall be installed on site unless planning permission has first been granted.

Final wording of conditions to be delegated to the Assistant Director for Planning

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