

Development Committee – 26 March 2015

Minutes of the meeting of the Development Committee held on **26 March 2015** when there were present:-

Chairman: Cllr P A Capon
Vice-Chairman: Cllr C G Seagers

Cllr J C Burton	Cllr Mrs C M Mason
Cllr Mrs L A Butcher	Cllr J R F Mason
Cllr Mrs T J Capon	Cllr Mrs J E McPherson
Cllr T G Cutmore	Cllr D Merrick
Cllr J H Gibson	Cllr Mrs J A Mockford
Cllr J D Griffin	Cllr T E Mountain
Cllr J Hayter	Cllr Mrs C E Roe
Cllr B T Hazlewood	Cllr S P Smith
Cllr N J Hookway	Cllr Mrs M H Spencer
Cllr Mrs D Hoy	Cllr I H Ward
Cllr M Hoy	Cllr Mrs C A Weston
Cllr J C Lawmon	Cllr Mrs B J Wilkins
Cllr Mrs J R Lumley	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, M R Carter, R R Dray, Mrs H L A Glynn, K J Gordon, Mrs A V Hale, K H Hudson, Mrs G A Lucas-Gill, M Maddocks, R A Oatham, D J Sperring and M J Steptoe.

OFFICERS PRESENT

A Law	- Assistant Director, Legal Services
M Stranks	- Team Leader (Area Team North)
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

K Robinson - for item 4

67 MINUTES

The Minutes of the meeting held on 26 February 2015 were approved as a correct record and signed by the Chairman.

69 14/00649/FUL – LAND NORTH EAST OF ULVERSTON ROAD AND EAST OF FAMBRIDGE ROAD, SOUTH FAMBRIDGE

The Committee considered an application to construct a solar farm with ancillary development.

Mindful of officers' recommendation to refuse the application, Members nevertheless considered that the application should be approved on the grounds that very special circumstances had been demonstrated to outweigh

any harm by way of inappropriateness to the Green Belt.

Members further emphasised the importance of the implementation of part of the development as a Community Interest Company, with income being released to Ashingdon and Canewdon Parish Councils.

Resolved

That planning permission be approved, subject to the following conditions:-

- (1) SC4B – The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The date when electricity from the development is first exported to the local electricity grid network, hereafter known as the “Operational Date”, shall be notified in writing to the Local Planning Authority within 28 days after its occurrence.
- (3) This permission shall expire no later than 30 years from the Operational Date. Within 12 months of the expiration of the permission, all elements of the development at and above ground level shall be removed and the land restored in accordance with the requirements of condition 5.
- (4) If, as a result of events or conditions within its control, the solar farm hereby permitted fails for a continuous period of 6 months to produce electricity for supply to the local electricity grid network, then, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the de-commissioning and removal of the panels and any other ancillary equipment shall be submitted to and agreed in writing by the Local Planning Authority within three months of the end of the cessation period. The scheme shall include details for the restoration of the site. The scheme shall be implemented within 12 months of the date of its agreement by the Local Planning Authority.
- (5) No later than 12 months prior to the end of this permission, a site restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of works to remove the solar panels and related equipment, and shall be fully implemented within 12 months of the expiry of this permission.
- (6) The Construction Traffic Routing Plan as detailed within the Transport Statement shall be adhered to by all ground works, construction and de-commissioning traffic throughout the pre-construction, construction and decommissioning phases. The delivery of heavy equipment and materials on large articulated lorries shall avoid school dropping off and collection times between 0815-0915 and 1430-1530 hours each school term day Monday to Friday inclusive.

- (7) No permanent lighting shall be installed until details of any such external lighting for the site have been submitted to and approved in writing by the Local Planning Authority. All illumination within the site shall be retained in accordance with the approved details. There shall be no other lighting of the external areas of the site.
- (8) The development shall be carried out and completed in accordance with the submitted Ecological Management and Improvement Plan.
- (9) Notwithstanding the details submitted with the application no development shall commence until details of the exact siting, height, design, colour and materials of the treatment of all boundaries including the gates and fencing have been submitted to and approved in writing by the Local Planning Authority.
- (10) Within 6 months of the Operational Date, details of the proposed landscaping to be carried out shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the layout of any hard landscaped areas with the materials and finishes to be used and details of the soft landscape works, including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, after care and maintenance programme. The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the Local Planning Authority. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the Local Planning Authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.
- (11) No hedges within the site shall be removed, cut back in any way, or damaged, unless or otherwise first agreed in writing with the Local Planning Authority. Measures such as protective fencing to protect the trees and hedgerows on site shall be done in accordance with BS5837:2012 and shall be erected before the commencement of any clearing, demolition and building operations and retained until all equipment, machinery and surplus materials have been removed from the site. Within the protection zone nothing shall be stored or placed, no fires lit, no vehicle shall gain access, ground levels shall not be altered, no excavation shall be made and no structure shall be erected, unless otherwise first agreed in writing with the Local Planning Authority. If within five years from the completion of the development a

retained shrub or hedge is removed, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, a replacement shrub or hedge shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the Local Planning Authority. Anti climb steel mesh security fence to a maximum height of 2.1m, with no barbed wire on top, shall be installed inside the buffer area.

- (12) Sub station design.
- (13) Highways visibility splay 2.4m x 215m.
- (14) Highways - widening of access.
- (15) Prior to commencement of the development the existing access shall be hard surfaced within the first six metres of the highway boundary.
- (16) Archaeological full condition.
- (17) Environment Agency condition requiring submission of drainage details for filter drains to prevent increased run off.

REASON FOR DECISION

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. In this case and following consideration of officer advice, Members came to a different view in favour of supporting the application. In contrast to the view of officers, Members gave weight to the limitations of the Grade III agricultural land, together with the availability to graze livestock alongside the development approved. Members also gave weight to the sustainability credentials of the proposal and found the merits of the application ecologically sound. Members also found the appearance of the development was a matter of taste and subjective in appearance. In Members' view, having weighed up these considerations, the factors above outweighed the harm to the Green Belt and any other harm arising from the proposal.

The meeting closed at 8.45 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.