

PLANNING COMMITTEE AGENDA - 2nd December 2015

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	Description
	Plans List
1.	15/01480/FULL - Installation of ground mounted solar PV Array at Land at NGR 308166 110777(Whitmoor House), Ashill, Devon.
2.	<p>15/01622/FULL - Erection of an agricultural worker's dwelling and an agricultural livestock building at Land at NGR 316711 110152 (Ten Oaks Farm), Clayhidon, Devon.</p> <p>30th November 2015 Reworded condition 6:</p> <p>6. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order without or without modification) no development of the types referred to in Classes A, B, C and E of Part 1 of Schedule 2, relating to the enlargement or alteration of the dwelling or its roof or the provision of any building, enclosure, swimming or other pool within the dwelling curtilage, shall be undertaken without the Local Planning Authority first granting planning permission.</p>
	Agenda Item – Implications Report
	<p>15/01108/MFUL - Installation of a ground-mounted photovoltaic solar farm to generate up to 6MW of power (site area 11ha) with associated infrastructure including inverter cabins, sub station buildings, access tracks, fencing and CCTV (Revised scheme) Land at NGR 307922 118303 (Wiseburrow Farm), Burlescombe, Devon</p> <p>27th November 2015</p> <p>1. Two further objections received:</p> <ul style="list-style-type: none"> • The previous officer's report failed to take certain matters and views into account and gave a false impression of the landscape and visual impact and cumulative impact. • The report gave inadequate consideration to mitigating landscape conditions. Now the leaves are off the trees the site is even more visible from many public locations including Holcombe Court. • The application is not in Burlescombe Parish and has not benefit to the Parish. There are 2 solar farms already and another being built. Please consider those who have to live with the eyesores. <p>2. Consideration of Mid Devon's guidance document "An Assessment of the Landscape Sensitivity to Onshore Wind Energy and Large Scale</p>

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	<p>Photovoltaic Development in Mid Devon”</p> <p>The Landscape Sensitivity Assessment is a guidance document to help understand how to best accommodate wind and solar electricity generation installations into the landscape of Mid Devon. The document carries some weight as a guidance document and Members may wish to have regard to its contents. The document is in the process of being developed into a Supplemental Planning Document which, once adopted, will carry additional weight in planning decision making.</p> <p>The Landscape Sensitivity Assessment is referenced in the original officer’s committee report (page 86 of the 2 December 2015 committee agenda). The site is within Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. At 11 hectares, the site is considered to fall within the “large” category for solar PV developments.</p> <p>The Landscape Sensitivity Assessment describes the sensitivity of the landscape to the introduction of solar development and for Landscape Character Type 3B splits this into land within the AONB and land outside the AONB. For land outside the AONB, the landscape character type is considered to have “medium to high” sensitivity to large-scale solar development.</p> <p>The guidance states that:</p> <p>“This indicates that the best form and location for solar PV development will be in developments up to 10 ha or smaller in size, located in more enclosed areas and on lower slopes, avoiding highly visible slopes and valued areas of semi-natural habitat”.</p> <p>“Multiple developments within the LCT should be of similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not have a defining influence on the overall experience of the landscape of the LCT (i.e. developments would not result in a significant cumulative impact on the LCT as a whole or overall change of landscape character).</p> <p>The relevant pages of the Landscape Sensitivity Assessment are attached. The guidance references Chapter 3 of the Devon Landscape Policy Group’s Advice Note 2: Accommodating Wind and Solar PV Developments in Devon’s Landscape which can be found on the Devon County website: http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf.</p>
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