

West Area Committee

15th February 2012

Application Number: 12/00196/CT3

Decision Due by: 23rd March 2012

Proposal: Installation of photovoltaic panels.

Site Address: Ferry Sports Centre Ferry Pool Road Oxford Oxfordshire

Ward: St Margaret's Ward

Agent: Mr Inderpal Bhogal -ADP
Architects

Applicant: Oxford City Council

Recommendations:

- 1) That the committee delegate authority to officers to determine the application, in liaison with the Chair of the West Area Planning Committee, pending the expiry of the consultation period.
- 2) In the event that the committee resolves to delegate the determination of the application, Members are asked to indicate to officers the main issues arising from the application as they see them.

For the following reason:

In order that a prompt decision can be made so that, in the event that planning permission is granted, it would still be possible to implement the development within the timescales of the expiry of the higher Feed in Tariffs for renewable energy currently being offered by the government, without the need for an extraordinary meeting of the Committee.

Main Local Plan Policies:

The policies listed below are those which are considered to be relevant in the consideration of this application.

Oxford Local Plan 2001-2016:

CP 1 Development proposals

CP10 Siting Development to Meet Functional needs

CP16 Renewable Energy

Core Strategy:

CS9_ - Energy and natural resources

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

PPS22 – Renewable energy

Relevant Site History:

09/02715/CT3- Erection of single storey extension to gym. Realignment of parking spaces and provision of new covered cycle parking spaces. Permitted- 21.01.2010

10/00843/CT3- Display of 1x externally illuminated fascia sign. Permitted 18.05.2010

Representations Received: None to date but officers will carefully assess any representations that are received with a view to addressing any concerns and, if necessary imposing planning conditions to mitigate against any identified harm.

Statutory and Internal Consultees: None to date but officers will carefully assess any representations that are received with a view to addressing any concerns and, if necessary imposing planning conditions to mitigate against any identified harm.

Issues:

Principle of development

Visual Impact

Impact on Neighbours

Officers Assessment:

1. Site

1.1 The application site comprises of the Ferry Sports and Leisure centre situated north-west of Ferry Pool Road, which is a no-through road, leading to the sports centre complex. The site features a cluster of buildings with the large main sports centre building north-west of the site with the Sports Hall, which is the subject of this application, to the south extent of the site.

2 Proposal

2.1 Planning permission is sought for the installation of solar panels on the roof of the sports centre building on both the north and south facing slopes of the curved roof. The panels on the south roof slope are proposed to cover this half of the roof and approximately 2/3^{rds} of the north half of the roof slope in order to maximise the efficiency of the array.

3. Sustainability

3.1 The proposal would constitute a highly sustainable proposal that would

increase the energy efficiency of the building by the use of renewable energy from the sun.

- 3.2 Renewable energy is that which flows from naturally occurring sources and in this proposal, the sun. The Government currently offers ranges of incentives to stimulate the generation of electricity supplies through renewable sources. Policy CP16 of the OLP states that the City Council will encourage the use of photovoltaic panels where appropriate on both new and existing buildings in appropriate locations. Policy CS9 of the adopted Core strategy states that development should seek to minimise carbon emissions and where possible include optimising energy efficiency by utilising appropriate technologies.
- 3.3 Whilst the performance of the photovoltaic system proposed cannot be predicted with any certainty due to variability in solar radiation over the seasons, the estimate provided by the applicant's agent is that the power generated by the scheme proposed would generate 39,391 kwh/year and reduce Co₂ emissions by 20,838 kg/year.

4. Principle and visual Impact

- 4.1 Policy CS9 of the adopted Core strategy states that development should seek to minimise carbon emissions and where possible include optimising energy efficiency by utilising appropriate technologies. The sports hall is a large functional building and utilitarian in appearance. The hall has a curved roof with a shallow 'pitch'.
- 4.2 Policy CP1 of the OLP is a central and general policy which states that development will only be granted planning permission where the proposal respects the character and appearance of the area. Policy CP10 has regard to the siting of development for functional needs. It states that planning permission will only be granted where proposals are shown to not adversely affect occupiers of the properties surrounding the proposed development.
- 4.3 The site is not in a conservation area and nor is it listed or affecting the setting of any listed buildings. There are listed buildings ('Diamond Cottages') situated to the west of the sports hall, but these are partly obscured by the south wing of the main sports centre building (squash courts) and for this reason the application has not been advertised as affecting the setting of the listed buildings.
- 4.4 The panels would be likely to be visible to some occupants of Dorchester Court to the south but they are set back by such a distance that due to the positioning and shallow profile of the roof and the proposed array any views of the panels would be set against the roof and would not materially alter the view of the building from those properties. There will be no other harmful impacts and therefore the proposal is considered acceptable although officers will have due regard to any comments received during the consultation period. Members will be updated verbally of any further

comments.

5 Summary

- 5.1 Officers will carefully consider and have due regard to any comments which may be received during the consultation period.
- 5.2 Officers have not yet identified any issues or constraints that would have a negative bearing on a recommendation but should any be identified during the consultation period these will be assessed and addressed in any recommendation or in liaison with the Chair of the West Area Planning Committee.
- 5.3 Should any adverse impacts be identified, officers will consider if any unacceptable harm could be overcome by the imposition of conditions, if planning permission is granted.

Human Rights Act 1998

Officers will consider the Human Rights Act 1998 in reaching any recommendation. Officers will also consider the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act in the event that planning permission is granted and conditions are imposed on the basis and that those actions will be proportionate.

Officers will also consider the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol if planning permission is granted and conditions are imposed. In such circumstances officers will have considered that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference would therefore be justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers will consider with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers will have to consider whether the proposal will undermine crime prevention or the promotion of community safety.

Background Papers: 12/00196/CT3

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Date: 1 February 2012