



Application for Prior Approval for Roof-Mounted Solar PV on a Non-Domestic Building

- At Cammas Hall Farm, Needham Green, Hatfield Broad Oak, Bishop's Stortford
CM22 7JT
- On behalf of BeBa Energy and Cammas Hall Farm

Brown & Co. have been instructed by BeBa energy on behalf of Cammas Hall Farm to prepare and submit an application for prior approval for a 77kWp roof-mounted solar PV system on a non-domestic building at Agricultural Building, Cammas Hall Farm, Needham Green, Hatfield Broad Oak, Bishop's Stortford CM22 7JT.

The proposed installation would meet the criteria of permitted development in accordance with Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as set out below:

Please Note: The agricultural building upon which the proposed development is situated does not yet appear on mapping services. The accompanying plans therefore only show an indicative representation of the premises. Please refer to planning application reference UTT/18/2737/AG. The planning permission has now been implemented in its entirety.

Class J – Installation or alteration etc of solar equipment on non-domestic premises

Permitted development

- J. The installation, alteration or replacement of—
 - (a) microgeneration solar thermal equipment on a building;
 - (b) microgeneration solar PV equipment on a building; or
 - (c) **other solar PV equipment on the roof of a building other than a dwellinghouse or a block of flats.**

Development not permitted

J.1 Development is not permitted by Class J if—

- (a) *the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;*

The equipment would protrude 71mm (0.071m) beyond the plane of the roof.

- (b) *the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);*

The equipment would be installed on a pitched roof with a 15° pitch.

(c) *the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;*

The equipment would not be installed within 1m of the external edge of the roof.

(d) *in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;*

The building is not within article 2(3) land.

(e) *the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or*

The site is not designated as a scheduled monument.

(f) *the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.*

The equipment would not be installed on a listed building nor be within the curtilage of a listed building.

J.2 Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.

The equipment would generate 77kWp of electricity.

Conditions

J.4— (1) Class J development is permitted subject to the following conditions—

(a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and

The agricultural building which is the subject of this application is situated within Cammas Hall Farm approximately 1.7km south-east of Hatfield Broad Oak and 1.5km north of White Roding. Accessed from Cammas Lane, Cammas Hall Farm is an established agricultural unit that includes a pick-your-own fruit service and farm shop in addition to hosting various public attractions and events.

The specific agricultural building upon which the Solar PV would be installed is located within a separate agricultural area of Cammas Hall Farm, approximately 425m south-east of the main visitor area. Agricultural buildings surround the development to the north and north-east with an open, hardstanding yard located to the east. Reservoirs and open, arable land are located south of the subject site with further arable land and woodland (Cammashall Wood) located west. The only public highway in the immediate vicinity is Cammas Lane which curves around the site to the east, never coming within 170m of the subject premises.

Two residential properties, Cammas Hall and Cammas Pykie, are located 150m north-east and 130m east from the subject site respectively. Views of the proposed

development would be completely blocked from the two dwellings by the agricultural buildings situated directly in their line of vision. Further to this, mature trees and dense foliage line the shared curtilage of Cammas Hall Farm and the dwellings providing additional screening and further restricting the development's visibility. Dense screening from trees and foliage also entirely obstructs the sighting of the development from the only public highway in the vicinity; Cammas Lane.

Furthermore, given the height of the commercial premises (7m) and the low pitch of its roof (15°), the development would largely be out of the field of view from ground-level. The panels have also been placed on the southern elevations of the pitched roof, further restricting their visibility from the northerly dwellings.

Due to the above reasons, it is considered that the proposed development has been sited so as to minimise its effect on the external appearance of the building and the amenity of the area.

It must be noted that Cammas Hall is a Grade II* listed property. However, the development is neither within its curtilage nor would it visually impact it in any way due to being entirely obstructed from view.

b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

The equipment will be removed when it is no longer needed.

(c) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application

As previously outlined, the subject premises on which the proposed solar PV array would be situated is substantially screened by mature trees and foliage as well as being obstructed from view by other agricultural buildings. As such, the visibility of the development from neighbouring premises and public highways would be vastly restricted, if not totally concealed. Therefore, it is not considered that the proposed development would have any negative impacts on the occupiers of neighbouring land or general road users arising from glare.