



## Planning and Sustainable Development

**Correspondence address** Cornwall Council - Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ  
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[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Paul

Surname

Andralojc

Company Name

MR P J ANDRALOJC

### Address

Address line 1

The Oak House

Address line 2

Little White Alice

Address line 3

Carmenellis

Town/City

Redruth

County

Country

United Kingdom

Postcode

TR16 6PL

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

This application is for the ground installation of 28 black solar panels (11.48 kWp) together with all associated cabling and equipment for connection to the consumer unit, a pair of 5 kW batteries, an electric car charging point, and our immersion heater, thus maximizing our use of the generated power prior to export to the Grid. Our current annual electricity consumption is 11,000 kW.

The field in which the solar panels are to be positioned is about 0.8 hectare (8,000 sq. m) although the area within it to be used for solar panels, buried cable and access is 331 sq. m. The area of the track forming the shortest access route from the field entrance to the nearest access road is 204 sq. m and the lawn area affected by burial of armour-shielded cabling 60 sq. m. Taken together, the total area affected is 595 sq. m. Location and Site Plans as well as details of the area calculation, accompany this Application.

The nearest boundary to the proposed construction runs NW - SE and consists of a Cornish hedge 1.5 m high. The panels will run alongside this boundary, but no closer to it than 5 m. The proposed positioning of the panels (a) will benefit from wind protection and screening provided by the Cornish hedge; and (b) is close to one side of the field, thus minimizing the impact on both the appearance and utilization of the remaining field.

The 28 solar panels (each measuring 1722mm x 1134mm) will be arranged into two sets of 8 solar panels (4 x 2 arrays: 2 high, 4 wide) and two sets of 6 solar panels (3 x 2 arrays: 2 high, 3 wide). In each array, the panels will be arranged in profile and will face due south at an inclination of 30 degrees from the horizontal. To prevent self-shading, a separation of 5.85 m between arrays will apply. Detailed drawings and calculations accompany this application.

Weatherproof inverters to convert DC to AC electricity will be positioned beside the panels. This AC electricity will be conducted through buried, 16 sq. mm, 4-core, steel armour-shielded cable, to 2 x 5kW batteries sited in an existing storeroom, attached to the front of Oak House, and will also feed into the adjacent 3-phase electricity supply.

The distance between solar panels and Electricity Board supply is approximately 90 m. The armour-shielded cable will be run at an appropriate depth (typically 0.6 m) beneath the ground within the field and curtilage of the house (lawn), except where stone paving has been laid, where it will be secured into the right-angle between wall and paving.

Energy Store Dorset Ltd will supply, design, and install the system, in compliance with the small-scale embedded generator guidelines (SSEG), engineering recommendations G98 or G99, and the Installation of Photovoltaic Systems published by MCS. They will also liaise with the local District Network Operator, issue an MCS certificate of conformity, and notify the local building control office of conformity under Part P.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The field in which the solar panels are to be constructed is a meadow of about 0.8 hectare (8,000 sq. m) whose grass is given to a local farmer (currently from Hill Crescent Farm) for haylage.

The NW corner of the field contains a large wooden shed, which is used as a DIY workshop and accommodates a lawn mower and a trailer, together with garden and decorating materials and tools.

A central area within this field, measuring 25 m x 15 m (375 sq. m) is fenced-off to exclude rabbits and red deer. This area is predominantly of grass but also contains twelve raised beds, a fruit cage, a polytunnel and a small shed.

A smaller adjacent area enclosed by stock-proof fencing 1.1 m high, is predominantly of grass, but also contains some bracken.

The OS Map of the field also indicates a third area to the west of the smaller enclosure, but there is no trace of any physical feature on the ground corresponding to this.

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Other

**Other (please specify):**

Solar Panels

**Existing materials and finishes:**

Not applicable

**Proposed materials and finishes:**

28 x JA Solar, JAM54S31 395/MR (1722mm x 1134mm) black solar panels

**Type:**

Other

**Other (please specify):**

Ground Mounting System

**Existing materials and finishes:**

Not Applicable

**Proposed materials and finishes:**

Bespoke, Schletter PV-MaxS Ground Mount Kit, comprising a galvanized steel rail assembly with 1.3 m deep ground anchorage, designed by Sunfixings ([www.sunfixings.co.uk](http://www.sunfixings.co.uk)) to mount and secure the PV panels to the ground.

**Type:**

Other

**Other (please specify):**

Car charger

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Zappi 2, 7 kW tethered EV Charger: ground or wall mounted on front drive of Oak House

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Location Plan:

Location Map (final).pdf

Site Plan:

Site Plan - The Oak House Application for Photovoltaic Panels (final).pdf

Solar Panel Array Plan:

SUNFIXINGS Layout PS372.A Oak House final.pdf

Solar Panel Data Information:

SUNFIXINGS System Calc PS372.A Oak House final.pdf

List of items to be installed by Energy-Store:

PV System Components - The Oak House.pdf

Utilized Area Calculations:

Calculation for the combined area of the access route and the development.pdf

Flood Risk Report:

flood-map-planning-2023-10-23T15\_04\_13.861Z.pdf

Solar Performance Calculations:

Oak House Solar Panel Performance Calculations.pdf

Photographs of proposed site location:

Picture of the position of the solar panels in the field (1).pdf

Picture of the position of the solar panels in the field (2).pdf

## **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

**Foul Sewage**

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

**Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

The shed near the entrance to the field will be used as a short term store for any waste generated during construction. The available floor space for this is 2 sq. m (and available height 2m). This waste will periodically be sorted before removal by the contractors and will all have been sorted and removed from the site by completion. Any recyclable material will be taken to the appropriate recycling facilities nearby.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:



Described above, i.e. any recyclable waste will periodically be sorted before removal by the Contractors, and will all have been sorted and taken to the appropriate recycling facilities by the end of the construction process.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

None provided

Date (must be pre-application submission)

05/10/2023

Details of the pre-application advice received

In response to my question, Hannah Jackson wrote:

I have spoken to a Validation officer who has advised the following:

"The area of the proposal together with the access from the site to the nearest public highway will need to be outlined in red on a location plan and it is this area which should be measured to decide whether an Ecology Report is required. There is no need to include the whole field if it does not form part of the application.

I hope this helps.

Kind regards"

Hannah Jackson | Development Technical Officer

Cornwall Council |Development Management- Regulatory Services.....(continued below)

This response was to the question:

I am preparing to submit a planning application for the installation of 28 solar panels in a field next to my house.

Using the appropriate Trigger Table to determine whether an Ecology or Geology Report is necessary as part of my application, Part 1 (a) of the Ecology Report Trigger Table states that if the application site (red line) is greater than 0.1 hectares, then a report is required.

The area occupied by the solar panels will be no more than 100 square metres (0.01 hectare) and the area including the panels and gaps between the panels will be no more than 300 square metres (0.03 hectare). However, the area of the grass field (currently used for hay by a local farmer) in which the panels are to be located is approximately 1 hectare.

Does an Ecology Report need to accompany my application?

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

# Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Paul

Surname

Andralojc

Declaration Date

23/10/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Andralojc

Date

26/10/2023