

STATION FARM OFFICES  
WANSFORD ROAD  
NAFFERTON  
DRIFFIELD  
EAST YORKSHIRE  
YO25 8NJ

15<sup>th</sup> December 2023

East Riding of Yorkshire Council  
Planning & Development Control  
County Hall  
Beverley  
HU17 9BA

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**INSTALLATION OF ROOF MOUNTED SOLAR PANEL ON NON-DOMESTIC BUILDING  
(POULTRY UNIT)**

Dear Sir or Madam,

Please find enclosed a prior notification for the installation of roof mounted solar panels on a non-domestic building.

This statement has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This application has been prepared by Sam Harrison of Ian Pick Associates Ltd. Sam Harrison is a Chartered Planner and a Member of the Royal Town Planning Institute. He benefits from 11 years experience specialising in agricultural and rural planning consultancy whilst employed by Ian Pick Associates Ltd.

Ian Pick of Ian Pick Associates Ltd is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution. Ian Pick has 25 years experience in rural planning whilst employed by MAFF, ADAS, Acorus, and most recently, Ian Pick Associates Limited.

Mr Ian Stabler (the applicant) operates an existing agricultural enterprise from Rotsea Manor Farm, Rotsea Lane, Hutton Cranswick, Driffield, East Yorkshire, YO25 9QG. The operations consist of mixed arable and livestock activities. This proposal relates to the

installation of solar panels on the roof of an existing poultry building. The building itself is used for the rearing of free range laying hens, which due to its nature is remotely sited.

Having reviewed the permitted development rights under the Town and County Planning (General Permitted Development) (England) Order 2015, the proposal is considered to constitute permitted development, with a requirement for prior notification (a 56 day notice) to be served on the Local Authority prior to the installation. Part 14, Class J, Part (c) of the GPDO can be seen below for reference:

***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.*

*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;*

*(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);*

*(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;*

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

*(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.*

*J.3 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.*

We contend that the development complies with the above legislation for the following reasons:

- The solar panels will not protrude more than 200mm beyond the plane of the roof.
- The panels will not be installed on a flat roof.
- The site is not a scheduled monument.
- The panels will not be installed on a listed building or within the curtilage of such a building.
- The panels will not generate more than 1mw (although please be advised that Part 14, Class J, J.3 is to be removed on 21<sup>st</sup> December 2023 as a result of STATUTORY INSTRUMENT 2023 No. 1279).

Should you require further details, please do not hesitate to contact us.

Kind Regards,

A handwritten signature in black ink, appearing to be 'S Harrison', written in a cursive style.

**Sam Harrison MRTPI**

Chartered Planner  
Ian Pick Associates Ltd