

Mr G Armstrong  
The Kennels  
Plaish  
Church Stretton  
Shropshire  
SY6 7HX

Date: 20th February 2023

Our Ref: PREAPP/22/00712

Your Ref:

Dear Mr Armstrong

## **TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING REFERENCE:** PREAPP/22/00712

**PROPOSAL:** Proposed Installation of Ground Mounted Photovoltaic Array Within the Curtilage of an Existing Enclosure.

**LOCATION:** The Kennels, Plaish, Church Stretton, Shropshire, SY6 7HX.

Thank you for your request for pre-application planning advice and, as referenced in my email to you of 1<sup>st</sup> February, please accept my apologies for the delay in responding.

After consideration of the information you have supplied, I provide my response as below.

### **Principle of development**

As discussed in our email exchanges, I can confirm that planning permission would be required for the proposed development, which would comprise of fourteen panels in total.

Part 14 of the National Planning Policy Framework, (NPPF) and Shropshire Council's Core Strategy Policy CS8 provide support for the provision of renewable and low carbon energy generation and so the principle of a ground mounted solar array here would be acceptable. However, the cumulative landscape and visual impacts also require consideration and I discuss this below.

### **Scale and visual impact**

The property is situated within the Shropshire Hills Area of Outstanding Natural Beauty, (AONB) and Core Strategy Policy CS17 requires great weight to be given to conserving this landscape. In more general terms, development should also protect, restore,



conserve and enhance the natural, built and historic environment. The Shropshire Hills AONB Partnership would be consulted on any future application for planning permission.

The area proposed to site the solar array is to the east of the dwelling, on a small area of fenced land that appears to have been utilised as part of the curtilage of the property for a considerable amount of time. This area of land is not too distant from the house and whilst the land here is quite open, the even level of the ground and the field hedgerows and mature trees that surround the wider parcels of land in the locality would ensure that the development would not be a striking addition to the landscape. Further, the relatively small scale of the array and separation distance from the house would unlikely have a detrimental effect on the appearance of the dwelling itself.

Although the precise height of the overall structure is not given, the provided sample photographs indicate the array would not be a dominant addition in the landscape. I understand the array would have a south westerly orientation, thereby facing towards the house grounds and a new hedge is already in the process of being laid, which would further ensure any visual impact to the wider AONB setting is minimised. I recommend, however that any forthcoming planning application is supported by drawings to confirm the precise dimensions of the array, including the supporting frame and its materials and a technical specification of the solar panels, confirming the colour and measurements of the panels. You should also provide a plan showing the position of the new hedge and any other nearby planting to be retained, (see 'Drawings (existing and proposed)', below).

### **Residential amenity**

Whilst there are three neighbouring dwellings to the north, these are a good distance away from the site and I expect they would not be unduly affected by the proposals.

### **Other matters**

The development would not meet the trigger point for requiring any ecological surveys and since the site currently comprises of bare earth and forms part of the wider amenity grounds; (appearing, mostly laid to lawn), I do not consider that the development would have any detrimental impacts on biodiversity or to the natural environment.

### **National List Validation Requirements**

I can confirm a planning application would need to comply with National submission requirements in order to be validated and for this I recommend that you submit the following with any future planning application:

#### **✓ Completed Application Form**

Where possible please submit using the online Planning Portal, although you can also submit a paper application. Please ensure that the Ownership Certificate and the Agricultural Land Declaration sections are completed in all instances.

#### **✓ Location Plan**

Based on an up-to-date map at an identifiable metric scale (1:1250 or 1:2500). The plan should identify sufficient roads, buildings, adjoining land etc. to ensure that the location of

the site is clear. The site should be edged clearly in a red line and include all that is within the proposal; including any access from a highway, landscaping, parking, open areas around buildings etc. A blue line should be drawn around any other land owned or controlled by you if close to or adjoining the site.

#### ✓ **Drawings (existing and proposed)**

Applications should normally include existing and proposed plans at a standard metric scale (1:100 or 1:200 for householder applications and 1:500 otherwise). All site plans should be numbered and versioned if the drawing is subsequently amended. All site plans should accurately show:-

- Direction of north and an indication of scale
- The footprint of all existing buildings on site with written dimensions and distances to the site boundaries or a scale bar appropriate to the building scale. If using more than one scale on a drawing please clearly indicate so.
- The paper size that the drawing should be printed at
- Buildings, roads and footpaths on adjoining land to the site including access
- Any public Rights of Way
- The position of any existing trees or planting on and adjacent to the site and those to be retained
- The extent and type of any hard surfacing proposed
- Boundary treatment, including type and height of any walls or fencing

Types of existing and proposed site plans include, if applicable:-

Block plan of site (e.g. at 1:100 or 1:200) showing site boundaries

Existing and proposed elevations (e.g. at 1:50 or 1:100)

Existing and proposed floor plans (e.g. at 1:50 or 1:100)

Existing and proposed site sections and finished floor and site levels (e.g. at 1:50 or 1:100)

Roof plans (e.g. at 1:50 or 1:100)

As all applications are stored electronically and made available via the Shropshire Council website, applicants are asked to ensure that documents and drawings are of a sufficient quality and that their clarity is such that the documents can be viewed accurately after being scanned.

#### **‘Local list’ validation requirements**

In addition to the national requirements listed above, you will need to provide the following in this instance, which should accompany any forthcoming planning application.

- ✓ Solar panels – technical specification, colour / finish and dimensions

#### ✓ **The correct planning fee**

The on-line Planning Portal includes a fee calculator for applicants, however you can also contact Shropshire Council’s Planning Validation Team for clarification on the correct fee to submit:-

Email: [planning.validation@shropshire.gov.uk](mailto:planning.validation@shropshire.gov.uk)

Phone: 0345 678 9004

Please note this is an informal opinion based on the information you have provided at this stage.

Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan; Government planning policy; the outcome of any consultation with statutory or other consultees; any representations received and any other material consideration. Any expenditure incurred in preparing plans or making the application must be entirely at your own risk.

For further information regarding validation requirements for planning applications, please visit the Shropshire Council website:

<https://www.shropshire.gov.uk/media/2237/validation-checklist.pdf> .

If submitting a follow-on application, please ensure that you clearly state the Pre-Application 'Planning Reference' number provided at the top of this letter.

Yours sincerely,

*Helen Tipton*

Helen Tipton  
Area Planning Officer  
01743 258726  
Southern Team  
Shropshire Council, [planning.southern@shropshire.gov.uk](mailto:planning.southern@shropshire.gov.uk) - 01743 258920