

DELEGATED DECISION REPORT

SMD/2024/0126
Valid 01/05/2024

**CHEDDLETON COMMUNITY
CENTRE HOLLOW LANE
CHEDDLETON**

**INSTALLATION OF SOLAR
PANELS (24 TOTAL)**

(FULL - MINOR)

MAIN ISSUES

- Impact on character and appearance of the area
- Impact on Residential Amenity
- Impact on the setting and significance of heritage assets (Conservation Area and Grade II* Church of St Edward the Confessor)

DESCRIPTION OF SITE

The site is within Cheddleton village and comprises a community centre on the north side of Hollow Lane. There are two distinct buildings, one a modern single-storey brick and timber-clad building with a very low-pitched roof with slopes facing the front (towards the road) and rear and in the west part of the site, adjoining it a taller more traditional brick building with a steep pitched roof with slopes facing the sides and a large gable facing the road to the front. There is car parking to the east side (where the access off the road is located) and to the rear. To the east side and rear (north) of the site is the grounds of a church. Dwellings lie to the west. A school, a dwelling and Ostlers Lane lie on the opposite side of the road to the south. The site is in a Conservation Area.

PROPOSAL

The proposal involves the installation of 24no solar panels on the low-pitched roof of the more modern lower building, on the front slope closest to the road facing south. This would be done in two clusters with three or four rows.

The site is in the Conservation Area and therefore the development requires planning permission and can not be permitted by the GPDO 2015.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS8 Larger Village Strategy
- DC1 Design Considerations
- DC2 Historic Environment
- T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

84/12851/OLDDC dining room, scullery and mobile toilet unit. Approved.

02/00485/FUL Single storey extension. Approved.

02/00486/LBC Extension to function room. LBCNRQ

DET/2024/0003 Installation of solar panels to roof of building (24 panels total). Prior Approval Refused (Not permitted development in the Conservation Area).

CONSULTATIONS

Publicity

Site Notice expiry date: 21/06/2024

Neighbour consultation period ends: 21/04/2024

Press Advert: N/A

Public Comments

One objection received. The objector registers their comments against this application reference but is clearly discussing and objecting to an entirely different application and site.

Town / Parish Comments

Cheddleton Parish Council: Awaited/no response

Environmental Health

Awaited/no response

Conservation Officer

Doesn't foresee any issues

Staffordshire County Council Highways

Acceptance. The application is for the installation of 24 solar panels on the roof of Cheddleton Community Centre. The 24 panels are proposed over a combined roof space of 48.2m². The proposal to install the panels will not have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2024/0126).

OFFICER COMMENTS

Principle of Development

The site is in the larger village of Cheddleton, as designated in the Local Plan settlement hierarchy. It is part of the Local Plan strategy SS8 for the larger villages is for these settlements shall retain and enhance their role as rural service centres.

The proposed development would be appropriate and sustainably support a community facility with the provision of renewable energy. In these regards the development would, in principle, comply with the Local Plan strategy for the Larger Village of Cheddleton.

Design and Impact on Character and Appearance of the Area

The solar panels would be installed on the very shallow, almost flat sections of roof that face south. In these regards the panels would be installed on the more contemporary sections of the community building, although there would be a slight lift to angle the panels more to the sun, they would not appear obtrusive or at odds with the architecture, character and appearance of the building. There would be no conflict with policies DC1 and SS8 of the SMDC Local Plan 2020 in these regards.

Impact on significance of the heritage assets

The Council's Conservation Officer does not foresee any issues with the development. The application was provided with a short heritage statement. The Cheddleton Conservation Area which was designated as a Conservation Area in 1970. The historic village of Cheddleton is located on Hollow Lane and above the River Churnet which lies within the Caldon Canal Conservation Area. The general setting of the village remains rural. Properties on Hollow Lane retain many original features and many are built in stone with small front gardens and low stone boundary walls.

To the west of the Ostlers Lane junction, the character of Hollow Lane changes most notably where the large more functional contemporary community buildings of the Community Centre to the north and, opposite, St Edwards Academy School to the south are situated. Beyond this point of transition, further to the west the dwellings on Hollow Lane become a mix of red brick housing of varying architectural age and interest.

In these regards the solar panels would be commensurate with pre-existing more contemporary and functional elements within the conservation centre and would not be prominent within or at odds with the setting of the conservation area or the listed buildings. There would be no harm to the significance of the heritage assets in the regards. There would be no conflict with policies SS8 or DC2 of the Local Plan or the terms of the NPPF.

Impact on Residential Amenity

Environmental Health Officers are yet to comment on the application. However, comments relative to other similar developments suggest that although solar panel developments cause relatively low noise impacts during the operational phase any inverters or batteries installed can cause noise impacts especially during periods of low background noise. It would be advisable the developer select low noise inverters and batteries to minimise adverse noise impacts. Officers have in the past advised that a plant and machinery noise condition be attached to similar development and such a condition would appear appropriate for this proposed development given its proximity to residential neighbours.

The shallow roof plains on which the panels would be attached is directly opposite a primary school that is set back from the roadside, 50m from the roof, behind a mature hedge and car park yard. In these regards the panels should not cause an issue with sun glare for any of the neighbour's.

CONCLUSION / PLANNING BALANCE

Acceptable sustainable development to provide renewable energy in a 'larger village' that would not have an adverse impact on the significance of heritage assets or the

amenity of residential neighbours. There would be no conflict with the policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 26th June 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council