

15 January 2025

DET/2024/0044 - Forestry Building

This cover letter has been prepared by Wharfe Rural Planning on behalf of the applicant, Broad Oak Properties, to respond to the Planning Consultation letter from the Environmental Health Team dated 20th November 2024. Environmental Health has specifically raised two queries, Air Quality and Noise, both points are addressed below.

Air Quality

As the initially submitted scheme included a biomass boiler, additional information was requested to clarify further details on the boiler's operations. However due to a change in business process since the submission of the application, the applicant will now use electricity generated by PV panels to heat the building. On this basis, there is no further information to be provided with regards to the boiler, as this has been omitted from the scheme.

Noise

Environmental Health has asked for confirmation that no noisy wood processing would take place here. The applicant can confirm that the proposed building is purely for storage, drying, and equipment maintenance inside the building and is happy for this to be addressed through a condition.

Amendments to scheme

An updated floorplan (drawing ref—1536/J240193/003.2) is now submitted with this letter, superseding the previously submitted floorplan. The updated plan shows the removal of the biomass boiler and its replacement with an area for battery storage associated with the proposed PV panels on the building, which will be used for microgeneration.

Part 14 Class J of the GPDO (2015 as amended) provides the relevant tests for the installation of solar equipment on non-domestic premises. This will be assessed below.

ASSESSMENT AGAINST LEGISLATION

Part 14 Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out the limitations of development permitted by the Order. A response to each of the restrictions is provided below.

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

Permitted development

J. The installation, alteration or replacement of—

(b) microgeneration solar PV equipment on a building;

Development is not permitted by Class J if:

PARA	THE ORDER	RESPONSE
J.1(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;	COMPLIES
J.1(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);	NA – no flat roof
J.1(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;	COMPLIES
J.1(e)	the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or	NA – not a scheduled monument

J.1(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.	NA – not a listed building
J.2(a)	the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;	NA – the proposed panels are not on a wall
J.2(b)	the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or	NA – the proposed panels are not on a wall
J.2(c)	in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.	NA – not article 2(3) land

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 photovoltaic (PV) equipment has been positioned with a setback of over 6 meters from the sides of the roof and nearly 2 meters from both the ridge and the eaves. This design approach minimizes their prominence and ensures they are appropriately scaled to respect the overall roofscape. Additionally, only one elevation of the building faces Leek Road, further reducing the visibility of the PV panels. The proposed PV panels are modern, high-quality features that are commonly found on various building types nationwide and are also present on properties within the local area.

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

The applicant is happy for this to be conditioned.