Item Number: 11
Application No: 14/00132/MFUL
Parish: Sherburn Parish Council
Appn. Type: Full Application Major
Applicant: Kingspan Ltd (Alex Hewitt)
Proposal: Over cladding of existing insulated roofs with Kingspan insulated roof sheet and installation of a 6mw solar PV system onto the new roof sheeting (55, 700m² of solar PV panels).
Location: Kingspan St Hildas Street Sherburn Malton North Yorkshire YO17 8PQ

Registration Date:
8/13 Wk Expiry Date: 20 November 2014
Overall Expiry Date: 11 November 2014
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Parish Council	No objections or comments to make
Civil Aviation Authority	No views received to date
Ministry Of Defence	No objection
National Air Traffic Services (NATS)	Proposal does not conflict with safeguarding criteria
Environmental Health Officer	No comments received
Highways North Yorkshire	No objection
Tree & Landscape Officer	No objection
Highways Agency (Leeds)	No objection

Neighbour responses: None

SITE:

The application site comprises an existing industrial site, located within the development limits of Sherburn. The allocated employment site is located to the eastern side of Sherburn, covering an area of approximately 20 hectares. There are several large industrial buildings on site that are generally positioned parallel to the A64 that runs along the southern boundary of the application site. These buildings mostly have a shallow gable running west-east, with their roof planes facing either north or south. The application site sits within the Vale of Pickering landscape, with the Yorkshire Wold's Area of High Landscape Value on the southern side

PROPOSAL:

Planning permission is sought for the re-cladding of the majority of the roofs and the installation of a 6MW array of solar panels on the roofs of the existing buildings. The array of solar panels comprises approximately 22,700 solar panels and measures an area of approximately 55,700m2. In order for some of the existing roof structures to accommodate the solar panels, further roof cladding of trapezoidal insulated roof sheeting and specially designed low-pitch roof cladding is proposed, with the solar array above. The proposal also includes the addition of rooflights along the northern roof slopes. The area of re-cladding relates to the majority of the building with the exception of the most recent extensions to the south east, south west north east and small part on the northern side.

The solar array on the southern elevation of the buildings will be parallel to the existing roof plane. Including the re-cladding, the roof height is proposed to increase by no more than 0.18m.

The solar array on the northern elevations will have an east-west gradient of 10 degrees to increase the efficiency of the solar array. The proposed installation is proposed to be up to 0.33m higher than the existing roof structure which includes re-cladding as appropriate.

The proposed electricity generated by the proposed development will be used on site, with any excess exported to the National Grid.

HISTORY:

There is a considerable planning history on this site relating to development on this allocated employment site, including 63 approvals dating back to 1974, and 1 refusal relating to an office extension in 1979. This is, however, the first application for solar panels on the roofs of the existing buildings.

POLICY:

National Policy Guidance

National Planning Policy Framework (NPPF) 2012
National Planning Policy Guidance (NPPG) 2014

Ryedale Plan - Local Plan Strategy

Policy SP13 - Landscapes
Policy SP16 - Design
Policy SP18 - Renewable and Low Carbon Energy
Policy SP19 - Presumption in favour of sustainable development
Policy SP20 - Generic Development Management Issues

APPRAISAL:

The main considerations in relation to this application are:

- The proposed reduction in CO2 and renewable energy generation;
- The design of the scheme;
- The visual impact of the proposed solar array upon the character and appearance of the surrounding landscape;
- Air safety; and
- Highway safety.

Introduction

The proposed solar array will cover an area measuring approximately 55,700m2. The proposed development is classed as a 'Major' application and has to be determined by the Planning Committee.

Discussions with the applicant have identified that their current operations at Sherburn are using the maximum electricity that they can obtain from the national grid (5.5MW). Therefore, if the company wants to expand or requires additional energy it needs to source that from elsewhere. The company, Kingspan, employs 550 people in total on its Sherburn site. The applicant's have already invested in energy saving measures to reduce its electricity usage, including LED lights, insulation and other complimentary systems. Those measures along with the proposal solar array will allow the company to be largely self-sufficient for its electricity needs, and create further potential for expansion and new industrial processes at the site. The applicant therefore considers this proposal as important for their future aspirations at the Sherburn site. The applicant has submitted additional information in regard to this point, which is appended to this report for Members information. The proposal is, therefore, considered to have clear economic benefits.

The applicant within the supporting information has also stated that the proposal will result in a reduction of 52,430te of CO2 emissions over a 25 year period.

During the consideration of the application, the following matters have been discussed with the applicant:

- Whether the solar panels can have a matt/non-reflective coating;
- Whether the east-west angle on the northern slopes is necessary;
- Whether the frame surrounding the panel could be in a dark colour and not aluminium;
- Details of roof inspection measures; and
- A clearer block plan

A clearer block has been submitted, showing which roofs are proposed to be re-clad, along with the proposed roof material, solar array and rooflights. The proposed inspection measures relate to a secure wire running along the roof ridge for persons inspecting the array to be secured on to. This is considered to be acceptable and to have no significant impacts in relation to the visual amenity of the area. The other three issues are discussed below.

Para. 98 of NPPF states:

'*When determining planning applications, local planning authorities should:*

- *not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*
- *approve the application if its impacts are (or can be made) acceptable.*
- *once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.*'

Policy SP18 of the Local Plan Strategy states:

'Developments that generate renewable and/or low carbon sources of energy will be supported providing that individually and cumulatively proposals:

- *Can be satisfactorily assimilated into the landscape or built environment, especially in respect of the setting of the North York Moors National Park, the Howardian Hills Area of Outstanding Natural Beauty (and its setting), the Wolds and the Vale of Pickering;*
- *Would not impact adversely on the local community, economy, or historical interests, unless their impact can be acceptably mitigated;*
- *Would not have an adverse impact on nature conservation, in particular in relation to any sites of international biodiversity importance, unless their impact can be acceptably mitigated;*

Would not have an adverse impact on air quality, soil and water resources in Policy SP17, unless their impact can be acceptably mitigated'

Members will appreciate from the above policy extracts that there is considerable support for the provision of renewable energy provision in principle, and the reduction in CO^2 emissions is supported.

Design and scale

The re-cladding of the existing roofs in the goose wing grey coloured roof sheeting is considered to be acceptable and the limited height increase (0.2m) is considered to be very nominal given the height and scale of the existing buildings. There is considered to be no objection to the proposed installation of rooflights into the building, these will also allow greater day light to enter the building. The proposed roof material is considered to be acceptable in this location, and if approved, there is considered to be no requirement for a materials condition.

The eaves of the buildings are between 6.9m and 9m in height and the ridge heights are between 7.5m and 11.2m. The roof spans are relatively shallow between 6 and 10 degrees. This has the advantage of limiting views of the proposed solar panels from positions very near to the buildings and the gables on the eastern and western sides. Thereby only views of the panels are available at some distance from the buildings, particularly on the southern and northern sides. These views however, show the buildings within the context on this allocated employment site and affixed to these utilitarian buildings.

The proposed panels on the northern roof planes will features several peaks to increase the efficiency of the solar array. However, these are positioned approximately 2m back from the ridge line. The applicant's have submitted a photograph of a very similar scheme that has been developed at one of their other sites in Selby (photographs attached to this report). This photograph shows the proposed west-east arrangement on the northern slopes. Whilst there was some concern initially about the appearance of these elevated panels, and that a series of peaks that may be visible. After further consideration, and given that the panels are to be set approximately 2m away from the ridge height, this proposed arrangement is not considered to be significant or to be unacceptable from a design perspective. Furthermore, the extra electricity created is considered to outweigh the any harm.

Officers sought this to minimise the visual impact of the proposal by asking the applicant to consider a black or dark frame for the solar panels. The applicant has advised that it is not cost effective for the solar panel frames to be clad in a black coating. The cost increase is approximately £900,000. Part of the proposal is to re-clad the majority of the roofs in profiled steel sheeting, in a goose wing grey colour. This light coloured material will match the majority of the existing roof material. The proposed aluminium framed panels will be of a similar light colour when set against the goose wing grey roof. Consideration was given to a darker roof material, however the applicants were not prepared to consider this for reasons relating to its thermal qualities. In view of the above it is considered that aluminium framed solar panels are acceptable on these buildings and in this location.

Regarding glint and glare Officers sought a matt/non-reflective coating to the solar panels. The applicant has proposed the ReneSola Jiangsu Ltd which states a reflectivity level of less than 5%.

Officers consider that this is the best outcome that can be negotiated, which should be considered in the planning balance.

The applicants have also submitted justification for their proposals in this report, including their detailed research. The level of reflectivity on these panels is generally regarded as low and similar to water. Please see attached information.

Landscape and visual impact

Policy SP13 advises that the Council will carefully consider the impact of development proposals upon the Wolds Area of High Landscape Value, and the Vale of Pickering.

The site is located within the open countryside, within the Vale of Pickering. The land to the south rises sharply to an escarpment forming part of the northern edge of the Yorkshire Wolds; an area designated as High Landscape Value. Both the Yorkshire Wolds and the Vale of Pickering are local designations within the adopted LPS. The site is visible from the Yorkshire Wolds, and from the Wolds Way (a National Trail). The Wolds Way follows path on a lower level from the western edge of Sherburn to Potter Brompton on the eastern side. There are some views of part of the northern side of the site on the Sherburn - Brompton by Sawdon Road. Furthermore, there will be very glimpsed and limited views of the existing building from the south- eastern edge of the North York Moors.

There is substantial planting along the southern boundary of the application site. The views from the National Trail that skirts the lower land to the south are very limited due to interspersed groups of trees. In any event the solar panels are not considered to be incongruous in view of the existing industrial appearance of the buildings.

Views from higher viewpoints to the south of the site are very limited. As a result the proposal is not considered to give rise to a material adverse effect upon the Yorkshire Wolds Area of High Landscape Value.

There are public footpaths around the site, on all sides. From the eastern and western side, the gable end will not offer any significant views of the proposed panels, and on the southern side the footpath will not offer significant views because of its close proximity to the shallow roof pitch. The views from the northern side of Sherburn are also not considered to be significant and generally only part of the buildings can be seen. Views will be available from the railway line to the north although these are from fast moving trains and there are no concerns in this respect. The impact upon the Vale of Pickering landscape is not considered to be significant because of the shallow roof pitches and the interspersed planting that will help to mitigate views of the site. There is considered to be no material adverse effect upon the North York Moors National Park by virtue of the separation distances.

Air Safety

National Air Traffic control (NATs) and the Civil Aviation Authority (CAA) have been consulted and Moor Farm, a local airstrip in the Parish of Helperthorpe. NATS have confirmed that they have no objection. No other comments have been received to date. Members will be advised of any further views received.

The applicants have submitted extensive justification regarding potential glint and glare, see documents appended to this report as discussed earlier. The proposed panel (manufactured by ReneSola Jiangsu Ltd) incorporates technology that reduces reflectivity to be typically less than 5%. It is considered that this is the best achievable solution in the circumstances and should ensure any incidents or flint and glare are kept to a minimum.

Highway Safety

In view of the location of the proposed solar array and the shallow roof pitch the proposal is not considered to give rise to an unacceptable distraction to motorists using the A64. The Highways Agency and the local Highway Authority have no objection to the proposed development.

Conclusion

In view of the above assessment and taking into account to environmental benefits and CO^2 reduction, the planning balance in this case is firmly tipped in favour of a recommendation of approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Unless otherwise agreed in writing by the Local Planning Authority the solar array shall only include the ReneSola Jiangsu Ltd panels in accordance with the Declaration for Low Reflectivity of Module submitted to the Local Planning Authority on 3 November 2014.

Reason:- In order to protect the character and appearance of the area and to satisfy Policy SP13 of the Ryedale Plan - Local Plan Strategy.

3 Unless otherwise agreed in writing with the Local Planning Authority the solar panels hereby approved shall be removed from the buildings when one of the following events occur:

(i) when one or more panel(s) are no longer required for their intended purpose; or
(ii) when not in use for more than 3 continuous months; or
(iii) the expiry of 25 years from the grant of this planning permission.

Reason:- In the interests of the visual amenity of the area and to satisfy Policy SP13 of the Ryedale Plan - Local Plan Strategy.

4 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

- Kingspan - Fabrications; Safety and Lighting Solutions pp 5-6;
- Declaration for Low Reflectivity of Module - ReneSola Jiangsu Ltd - received 3 November 2014;
- Trapezoidal Insulated Roof Panel KS100RW Data Product Sheet in a goose wing grey colour;
- Kingspan Day-Lite - Data Sheet - National Light Poly - carbonate systems pp 7-8;
- Kingspan Lo-Pitch Insulated Roof Panel - Data Sheet;
- Site location plan;
- Drawing No. 1000;
- Drawing No. 1001;
- Drawing No. 1002;
- Drawing No. SITE 002;
- Drawing No. KES001;
- Drawing No. KES002;
- Drawing No. KES003;
- Drawing No. KES004;
- Drawing No. KES005;
- Drawing No. KES006;
- Drawing No. KES007;
- Drawing No. KES008;
- Drawing No. KES009;
- Drawing No. KES200;
- Drawing No. KES201;
- Drawing No. KES204
- Drawing No. KS01-M-501;
- Drawing No. KS01-M-502; and
- Drawing No. KS03-M-505

Reason: For the avoidance of doubt and in the interests of proper planning

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties