
APPLICATION NO.	20/00814/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	14.04.2020
APPLICANT	Mr Hugh Brennan, Woodington Solar Limited
SITE	Woodington Solar Farm, Woodington Farm, Woodington Road, East Wellow, SO51 6DQ, WELLOW
PROPOSAL	Installation of substation, ground mounted solar panels, ancillary equipment, infrastructure and access associated with Planning Permission reference: 15/02591/FULLS.
AMENDMENTS	<u>Received 31st March 2021</u> LFA Acoustics letter <u>Received 23rd December 2020</u> Covering letter Drawing H.0357_06-P, 'Site Layout Plan', prepared by Pegasus Group, dated 22nd December 2020 (to replace Rev O, dated 11th March 2020); Drawing H.0357_45 Sheet No: _ Rev: C, 'Site Block Plan', prepared by Pegasus Group, dated 22nd December 2020 (to replace Rev B, dated 17th March 2020) Drawing H.0357_54 Sheet No: _ Rev: _, 'Substation Overview Plan', prepared by Pegasus Group, dated 22nd December 2020 (new detail). <u>Received 11th November 2020</u> Spreadsheet setting out responses to EHO concerns Email regarding transformer operation <u>Received 18th and 24th September 2020</u> Avian Ecology response to ecologist comments Outdoor lighting Assessment Plans confirming location of outdoor lighting <u>Received 6th July 2020</u> EMF Assessment <u>Received 16th June 2020</u> Covering letter Heritage Setting Assessment Detailed landscape proposal drawing Landscape rebuttal Landscape Management Plan Design and Access Statement

Noise assessment
Screened Zone of Theoretical Visibility and Viewpoint
Location Plan
CASE OFFICER Miss Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 This application is presented to the Southern Area Planning Committee (SAPC) following a resolution by Members to grant planning permission for the scheme on the 27th April 2021.
- 1.2 In reviewing the draft Minutes following that meeting Officers noted that typographical errors in the Update Paper may have inadvertently had cause to confuse what the formal decision of the Committee was. Following legal advice on the matter it was considered prudent – in the interests of transparency and clarity, to seek a new resolution from SAPC before any decision by the Local Planning Authority is issued.
- 1.3 A copy of the officer's main agenda report and subsequent Update Paper for the 27th April SAPC meeting are contained as Appendices A and B respectively.

2.0 EXPLANATION

- 2.1 The Update Paper (see appendix B) stated the following recommendation:

PERMISSION subject to conditions and notes in accordance with conditions 1 and 3 – 15 of the agenda report and note 1 and updated condition 2 and additional condition 16.

The recommendation did not however include a condition 16 as stated and this represents an administrative error. This reference is now deleted below.

In addition the recommendation did not include specific reference to amendments to Condition 7. Although this may have been inferred as a change to the recommendation given those changes were set out in full in the Update paper this has now been corrected.

3.0 CONCLUSION

- 3.1 Officer's opinion in respect of the merits of the proposal remain unchanged. The proposals are considered to be in accordance with the policies within the development plan, as well as the aims of the NPPF and PPG. Material considerations do not indicate that the decision should be otherwise than in accordance with the development plan. Accordingly, it is recommended that planning permission be granted. The recommendation, is now set out in full.

4.0 RECOMMENDATION

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.**

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development shall not be carried out other than in complete accordance with the approved plans comprising drawings:**
H.0357_44 Rev A – Site location plan
H.0357_06-P – Site layout
H.0357_45 Rev C – Block plan
H459/07 – Site access
J000625-L-001 Rev F – Overall electric site layout
J00625-C-001 Rev D – Proposed site earthworks cut and fill
J00625-C-002 Rev C – Proposed site earthworks sections
SO-09167 – Sht 1 of 1 Rev 1 – Additional annotation on heavy duty kiosk
J000621-L-002 Rev C - Site layout elevation a-a & b-b
J000625-L-003 Rev E - Site layout elevations c-c, d-d & ee
H.0357_28 – CCTV Details
H.0357_11-B – Deer Fence details
13_xxx-05.1_02 – Detail framework 6 x 4 block
13_xxx-05.2_02 – Detail framework 12 x 4 block
CE/34/2015 E – Fencing detail
CE/34/2016 E – Gate detail
H.0357_03 Rev F - Screened Zone of Theoretical Visibility and viewpoint Location Plan
H.0357_50 Rev A – landscape proposals
H.0357_52 – Inverter detail
H.0357_54 – Substation overview
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. The planning permission hereby granted is for a period of 25 years from the date that the development, forming the adjoining Solar Farm (reference: 15/02591/FULLS) was first implemented on 22nd June 2020. This planning permission will expire on the same date. This date being 22nd June 2045.**
Reason: In order that the land is returned to its original condition and use following the expiry of the permission in accordance with policies COM2, E1 and E2 of the Test Valley Borough Revised Local Plan (2016).
- 4. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barton Hyden Associates Arboricultural Impact Assessment Report of March 2019 (updated March 2020) with specific reference to tree protection drawing BHA-531-02 Rev B 20/03/20.**
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

- 5. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
- 6. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective fencing without the prior written agreement of the Local Planning Authority Arboricultural Officer.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).
- 7. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Pegasus Landscape Maintenance Plan and addendum B dated June 2020 and February 2021, the detailed landscape proposals set out on drawing no H.0357_50 A and the Woodington Farm Planting Schedule, Site Layout Plan (Drawing number H.0357_06-P) (Pegasus Environmental, 22.12.2020). Thereafter, mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details, with photographic evidence provided to the Local Planning Authority within 6 months of completion.**

Reason: To improve the appearance of the site and enhance the character of the development, and to assist in the development successfully integrating with the landscape, in the interest of visual amenity, whilst ensure the favourable conservation status of protected sites, habitats and species in accordance with policies E1, E2 and E5 of the Test Valley Borough Revised Local Plan 2016.
- 8. There shall be no external lighting erected on the site during the construction or operational phase of the development, other than that shown on drawing 000625-L-001 Rev F and SO-09167 Sheet 1 of 1 Rev 1 in accordance with the substation compound outdoor lighting studies, dated September 2020.**

Reason: In the interests of the countryside location and to avoid impacts to ecological interests on the site in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
- 9. The drainage arrangements as indicated on drawing H459/02 Rev F shall be implemented and maintained in accordance with the procedures set out at Table D of the PFA Consulting FRA dated March 2020 and Check Sheet attached as Appendix 6 of the FRA.**

Reason: To ensure satisfactory drainage provision on site, in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).

- 10. The temporary access widening as shown on drawing H459/07 shall be returned to its previous condition within 1 month of the completion of construction activities, unless otherwise agreed in writing with the Local Planning Authority.**
Reason: In the interests of highway safety, in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).
- 11. Upon first operation of the solar farm the proposed maintenance access shall be used for no other purpose other than the maintenance of the solar farm.**
Reason: In the interests of highway safety, in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).
- 12. The development shall be undertaken in accordance with the Ethical Power Construction Management Plan dated December 2019.**
Reason: In the interests of highway safety, in accordance with Policy T1 and E8 of the Test Valley Borough Revised Local Plan (2016).
- 13. Prior to the decommissioning of the site, a detailed decommissioning strategy addressing biodiversity impacts arising from the decommissioning phase, shall be submitted to and approved in writing by the Local Planning Authority. This shall be supported by any necessary updated ecological survey and assessment work and include measures that would ensure that upon decommissioning, there would be an overall net gain in biodiversity value at the site from the pre-commencement baseline conditions, as defined by the ecological survey work submitted to support the planning application. Decommissioning works shall proceed in accordance with the approved strategy.**
Reason: To conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Local Plan (2016).
- 14. The palisade fencing and gate hereby approved, as shown on drawings CE/34/2015 E and CE/34/2016 E, are to be painted black (RAL 9005), dark grey (RAL 7016) or dark green (RAL 6005) prior to the development being brought into use in the first export of renewable energy to the electricity grid. Thereafter the fencing shall be maintained in this colour for the duration of the lifetime of the permission specified in Condition 3.**
Reason: To improve the appearance of the site and enhance the character of the development, and to assist in the development successfully integrating with the landscape, in the interest of visual amenity, and to contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.
- 15. The development shall be provided in ongoing compliance with the noise limits as specified in the LF Acoustics report (dated 28th May 2020) approved under condition 16 of application 15/02591/FULLS on the 16th June 2020 unless otherwise agreed with the local planning authority.**

Reason: To safeguard the amenity of nearby residential properties, in accordance with Policy E8 of the Test Valley Borough Revised Local Plan (2016).

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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