



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2171/OF1	
2.	Proposed Development:	INSTALLATION OF SOLAR PANELS ON GREENSHED ROOFS	
3.	Location:	SEASCALE GOLF COURSE, THE BANKS, SEASCALE	
4.	Parish:	Seascale	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter Site Notice Press Notice Consultation Responses Relevant Policies	Yes Yes No See Report See Report
7.	Report:		
	Site and Location	This application relates to Seascale Golf Course which is located within the west of Seascale. The golf club is accessed through the residential area known as The Banks, and benefits from a course, a practice ground and a number of buildings including the club house, and detached sheds to which this application relates.	

Relevant Planning History

4/13/2423/OF1 – Extension to existing green keepers storage facilities – Approved

4/18/2194/OF1 – Provision of covered driving bay on practice ground – Approved

4/19/2196/0B1 – Variation of condition 2 (plans) of planning application 4/18/2194/OF1 to enable change of location – Approved

Proposed

This application seeks planning permission for the installation of solar panels on the greenshed roofs. The buildings subject to this application are located between the existing club house and the practice ground.

This application is a phased development. Phase 1 of the proposal seeks to install 150 solar PV panels, with Phase 2 seeking to install 23 additional panels. The installed capacity of the panel will be 50kW which is expected to provide one third of the club's electricity needs.

Within Phase 1 of the development the proposed solar panels will be installed on both side of the roof of the main greenshed building, and the attached buggy compound roof. The development will also include the installation of a power feed via an underground cable from these buildings to the clubhouse, and the installation of storage batteries. Phase 2 of the development will involve the installation of the remainder of the 23 solar panels on the rest of the buggy compound roof and the existing attached welfare building.

Each solar panel measure 1m x 1.7m.

Consultation ResponsesSeascale Parish Council

No objections.

Cumbria County Council – Resilience Unit

There are no objections to the proposed works.

However, it should be noted that the location of the property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning

Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site.

In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) I would be grateful if you could advise the applicant to liaise with this office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to twelve properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER7 – Principle Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy SS4 – Community and Cultural Facilities

Policy SS5 – Provision of Access to Open Space and Green Infrastructure

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposal and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 - Landscaping

Other Material Planning Considerations

National Planning Policy Framework (2021)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Policy DS6PU: Design and Development Standards

Policy CC1PU: Large Scale Energy Developments (excluding nuclear and wind energy developments)

Policy CC2PU: Wind Energy Developments

Strategic Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy

Strategic Policy R2PU: Hierarchy of Town Centres

Strategic Policy R4PU: The Key Service Centres

Policy R5PU: Retail and service provision in rural areas

Strategic Policy SC1PU: Health and Wellbeing

Policy SC2PU: Sporting, Leisure and cultural Facilities (excluding playing pitches)

Policy SC3PU: Playing Fields and Pitches

Policy SC4PU: Impact of new development on sporting facilities

Policy SC5PU: Community and Cultural Facilities

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2PU: Local Nature Recovery Networks Strategic

Policy N3PU: Biodiversity Net Gain

Assessment

The main issues raised by this application relate to the principle of development, the impact of development, and the potential impact on ecology.

Principle of Development

Policies ST1, ST2, SS4 and SS5 of the Copeland Local Plan and Section 6 and 8 of the NPPF seeks to encourage the provision and retention of good quality services and facilities which meet the needs of local communities and are accessible by public transport, cycling or on foot. Policy SS4 of the Copeland Local Plan also allows for the expansion and or enhancement of existing community and cultural facilities to assist continuing viability, particularly in areas where new development will increase the demand for facilities.

Policy ST1 and DM11 of the Copeland Local Plan encourages development that minimises carbon emissions, maximises energy efficiency and helps us to adapt to the effects of climate change.

Seascale Golf Club is a well-established local facility which offers access to recreational facilities for the residents of Seascale and the wider area of Copeland. The proposed development will install, over the two phases of the development, a total of 173 solar panels at the site. This is estimated to cover one third of the energy cost for the club during a period of rapidly growing energy costs. This development is therefore considered to enhance the energy efficiency of the existing site and will also ensure that the club can be retained and can afford to operate as a not-for-profit community amateur sports club during this difficult period and into the future.

On this basis, the proposed works are considered to comply with Policies ST1, ST2, SS4, SS5, and DM11 of the Copeland Local Plan and Section 6 and 8 of the NPPF.

Impact of Development

Policy ST1, DM10 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.

The proposed development will be sited on a number of roof slopes on the existing buildings which are located between the clubhouse and practise grounds.

Extensive pre application discussions were undertaken with the applicant to limit the impacts of this development upon the surrounding landscape and nearby residential properties. The original scheme for this proposal sought to cover the full roof of the main greenshed building, however following concerns raised with regard to the impact on the character of the building and area, the number of panels proposed for this roof has been reduced and spread out over the roof slopes on the other attached buildings. Whilst there are a large number of solar panels proposed the revised proposals will ensure that all of the existing roof slopes are still visible on all buildings meaning the simple agricultural character of the buildings are retained.

Although the development is located within close proximity to a number of existing dwellings, the development will not be brought any closer to these properties than the existing buildings. Whilst there may be some impact from the change to the materials for part of the roof slopes, these are not considered to significant and demonstrable impact on the amenity of these dwellings. Any issues with glare from the panels will be reduced by the separation distances involved.

On this basis, the proposed works are considered to comply with Policies ST1 and DM10 of the Local Plan and section 12 of the NPPF.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is to be placed on the roof slopes of existing buildings therefore will not disturb any habitats.

It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.

Planning Balance & Conclusion

The proposed development to install solar panels at Seascale Golf Club is a welcome proposal which will enhance the existing community facility, and the energy efficiency of the existing site. This development will also ensure that the club can be retained and can continue to operate as a not-for-profit community amateur sports club as energy costs continue to rise.

Although a large number of panels are proposed over the two phases of the development, extensive discussions have been undertaken to limit the impact of the development upon the surrounding area and adjacent residential properties. Although there may be some minimal impacts on the adjacent

	residential properties, these are not considered to outweigh the benefits of this proposal to the club and the sustainability of the site. There will be no impact on ecology given that the works will be restricted to the roof slopes of the existing buildings. The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <u>Standard Conditions:</u> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:- - Location Plan, Scale 1:1250, received by the Local Planning Authority on the 14th April 2022. - Site Plan, Scale 1:500, received by the Local Planning Authority on the 14th April 2022. - Block Plan as Proposed, Scale 1:500, received by the Local Planning Authority on the 14th April 2022. - Planning Supporting Documents, received by the Local Planning Authority on the 14th April 2022. Reason To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

	Informatives: The applicant should liaise with the Resilience Unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site. Statement: The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.
Case Officer: C. Burns	Date : 24.05.2022
Authorising Officer: N.J. Hayhurst	Date : 25/05/2022
Dedicated responses to:- N/A	