 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	28 June 2023
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Matthew Holdsworth
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<b>AGENDA ITEM:</b>	8	<b>WARD:</b> Reigate

<b>APPLICATION NUMBER:</b>	23/01104/F	<b>VALID:</b>	30 June 2023
<b>APPLICANT:</b>	Reigate and Banstead Borough Council	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>THE PAVILION, PRIORY PARK, BELL STREET, REIGATE</b>		
<b>DESCRIPTION:</b>	Installation of horizontal solar panels on the roof of the existing detached building to provide all future electrical power for the exclusive use of restaurant/cafe tenants. External elevations to remain unchanged. Internal plan to remain unchanged.		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

**This application is referred to Committee in accordance with the Constitution as the application site is owned by the Council.**

## SUMMARY

This is a full application for the erection of 76 solar panels on the roof of the pavilion in Priory Park. The panels would each measure 1725mm by 1135mm. These will be placed flat onto the roof and would be behind the parapet. In keeping with Reigate and Banstead Borough Council's Sustainability Strategy, to achieve energy sustainability through approaches to the design of the built environment and creating an environment adapted for future needs, it is proposed that solar panels should be installed at the Pavilion to provide all power requirements thus reducing energy consumption and carbon emissions and helping limit climate change.

The site is located within the metropolitan green belt and is within the setting of the scheduled monument and grade I listed building Reigate Priory in Reigate Conservation Area and within the Registered Historic Park and Garden.

The solar panels have been positioned so that the impact on the setting of the historic assets and the metropolitan green belt has been minimised are neutral and therefore, subject to a condition regarding the position of the solar panels, there is no objection to the proposal.

Planning Committee  
28 June 2023

Agenda Item: 8  
23/01104/F

## **RECOMMENDATION**

Planning permission is **GRANTED** subject to conditions.

## **Consultations:**

Conservation Officer: There are long views of the Pavilion including elevated views from the hill and slope of Park Hill so even the roof covering is visible from some locations. I would expect the panels to be laid flat instead of 30 degree (there would be about a 10% loss in efficiency from the reduction in angle), any supporting framing to be low and the framing is painted to match black to reduce any obtrusiveness. I therefore have no objection from a conservation viewpoint subject to the following condition:

1) The panels shall be laid flat and below the parapet of the pavilion, any supporting framing to be low and the framing of the panels to be black to reduce any obtrusiveness.

Historic England: Wishes to offer no advice

The Gardens Trust: Do not wish to comment on the proposals.

## **Representations:**

Letters were sent to consultees and neighbours on 07 June 2023. No responses have been received.

### **1.0 Site and Character Appraisal**

- 1.1 The application site comprises of a detached pavilion which incorporates a café and public toilets. The Pavilion is of contemporary design and was designed in 2005 by the notable French architect Dominique Perrault. The design philosophy of the pavilion was to fade into the park by reflecting it.
- 1.2 The site is located within the metropolitan green belt and is within the setting of the scheduled monument and grade I listed building Reigate Priory in Reigate Conservation Area and within the Registered Historic Park and Garden.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: No pre application advice was sought.
- 2.2 Improvements secured during the course of the application: None
- 2.3 Further improvements could be secured: condition as recommended by the conservation officer.

### **3.0 Relevant Planning and Enforcement History**

- 3.1 05/02689/F - Construction of new pavilion and demolition of old kiosk and toilets – approved with conditions.

#### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of 76 solar panels on the roof of the pavilion. The panels would each measure 1725mm by 1135mm. These will be placed flat onto the roof and would be behind the parapet.
- 4.2 The elevations and floor plan of the existing building are not proposed to be changed by this application.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
- Assessment;
  - Involvement;
  - Evaluation; and
  - Design.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	A heritage statement regarding the setting of a Grade 1 listed building (Reigate Priory) and Priory Park (historic park and garden) have been included with the application.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	In keeping with Reigate and Banstead Borough Council's policy to achieve energy sustainability through approaches to the design of the built environment and creating an environment adapted for future needs, it is proposed that solar panels should be installed at the Pavilion to provide all power requirements thus reducing energy consumption and carbon emissions and limiting climate change.

#### 5.0 Policy Context

##### 5.1 Designation

Metropolitan Green Belt  
Setting of a Grade 1 listed building  
Historic park and garden

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS3 (Green Belt)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development)  
CS11 (Sustainable Construction)

5.3 Reigate & Banstead Development Management Plan

Design	DES1
Nature and Heritage	NHE5, NHE9

5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance

Other	Human Rights Act 1998 Circular 05/2005 Community Infrastructure Levy Regulations 2010
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**6.0 Assessment**

6.1 The main issues to consider are:

- Impact on the green belt
- Design and character
- Neighbour amenity

Impact on the green belt

6.3 The application site is located within the metropolitan green belt and the fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open.

6.4 The NPPF states that the local planning authority should regard the construction of new buildings as inappropriate development.

6.5 In this instance, no new buildings are proposed and the proposed solar panels would be placed on the roof, behind the existing parapet.

6.6 It is therefore considered that there would be a minimal impact on the openness of the MGB due to the positioning of the solar panels and that there would be no other physical changes to the building. As a result of this the proposal is considered to preserve the openness of the green belt in accordance with the requirements of the NPPF.

Design, character and Heritage

- 6.7 The proposal is for the erection of 76 solar panels on the roof of the pavilion. The panels would each measure 1725mm by 1135mm. These will be placed flat onto the roof and would be behind the parapet.
- 6.8 The site is situated within the setting of a grade I listed building and within a historic park and garden. Local Plan policy and para 195 of The NPPF advises that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.9 The conservation officer has been consulted and has stated that the roof is visible from some long views within the park. However, the impact of the proposal upon the heritage assets in this case is considered neutral and not harmful.
- 6.10 A condition has been recommended by the conservation officer that the panels shall be laid flat and below the parapet and the framing of the panels should be black to reduce any obtrusiveness. It is considered that such a limit on the panels' elevation is required to minimise their visual impact upon the wider surroundings.
- 6.11 Subject to the above condition, the proposed development is considered to cause no visual harm with regards to design and character and would be acceptable in this regard.

Neighbour amenity

- 6.12 Due to the significant separation distance between the proposed development and neighbouring properties, no adverse harm is considered to occur to these properties as a result of the proposal.

**CONDITIONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor

material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Roof Plan	PPP/Plan 002		30.05.2023
Roof Plan	PPP/Plan 003		30.05.2023
Elevation Plan	PPP/Elev 001		30.05.2023
Elevation Plan	PPP/Elev 001		30.05.2023
Floor Plan	PPP/Plan 001		30.05.2023
Block Plan	PPP/SP/Plan 004		30.05.2023
Location Plan	PPP/LP/Plan 005		30.05.2023

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. The panels shall be laid flat and below the parapet of the pavilion, any supporting framing to be low and the framing of the panels to be black to reduce any obtrusiveness.

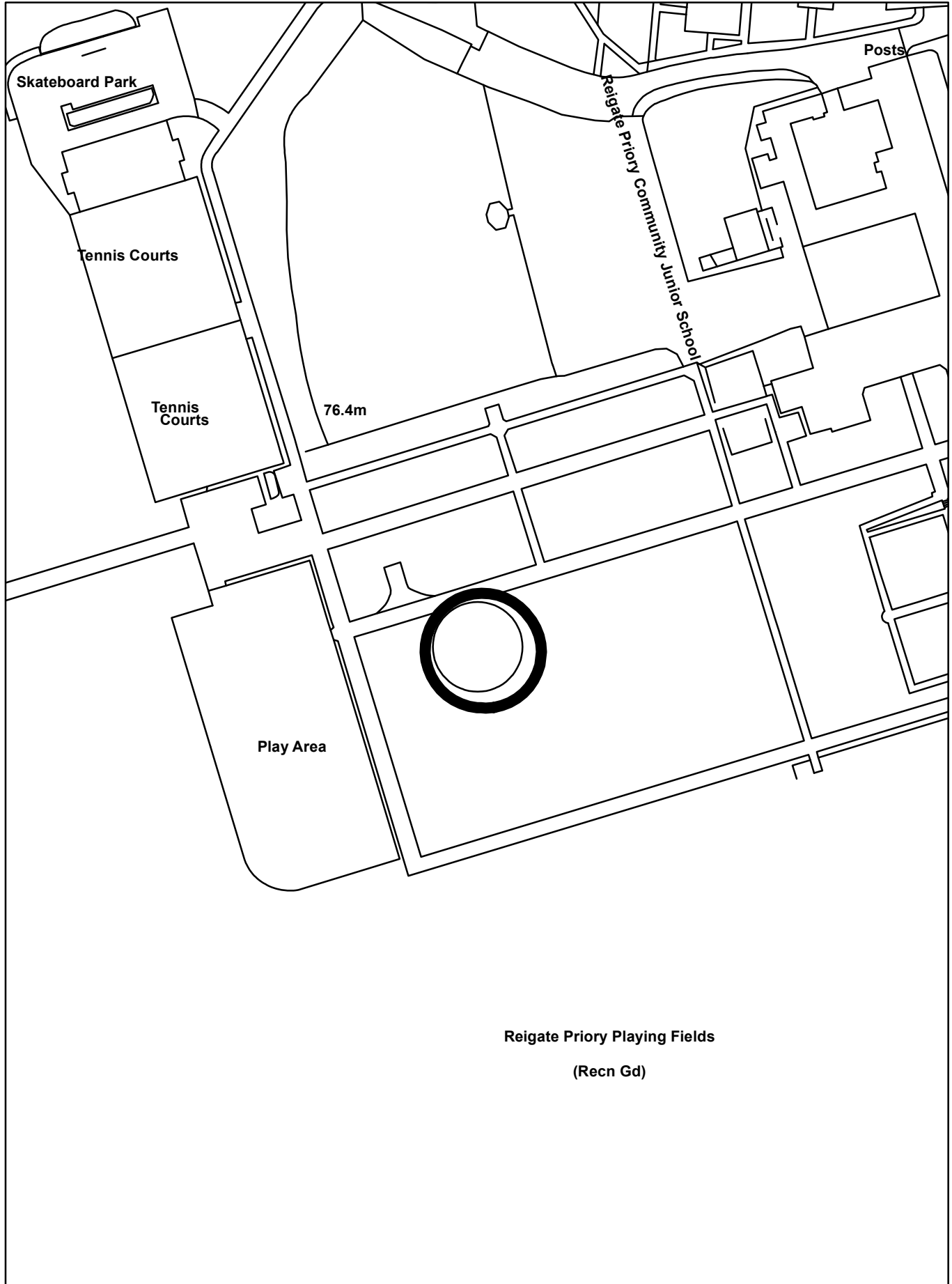
Reason: To ensure that the development hereby permitted is constructed to minimise the impact to and in the interest of maintaining the historic and architectural character of the setting of the listed building and the visual amenities of the historic park and garden with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies DES1, NHE5, NHE9, the National Planning Policy Framework and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

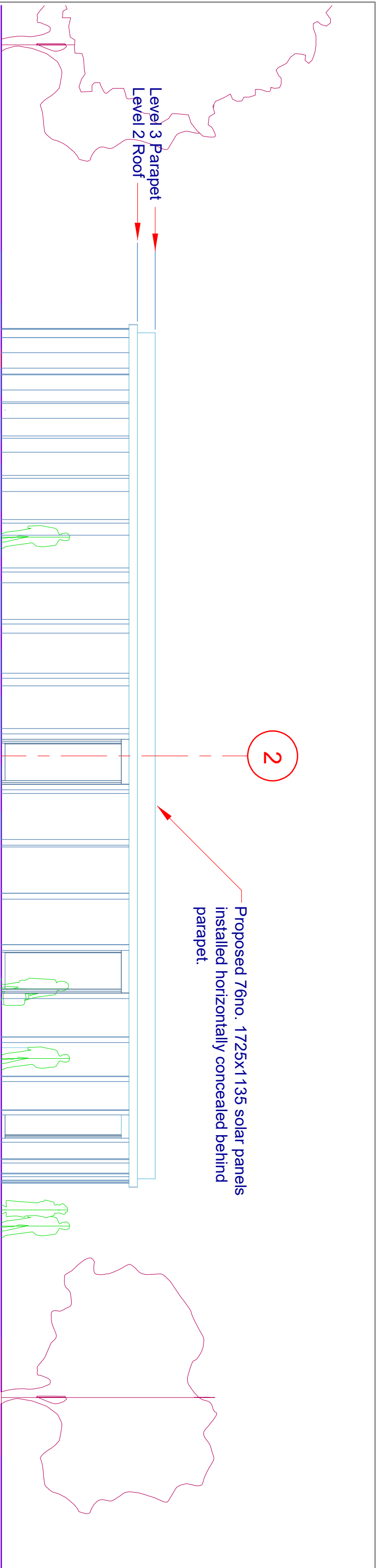
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

23/01104/F - Pistachios In The Park, The Pavilion, Priory Park,  
Bell Street, Reigate

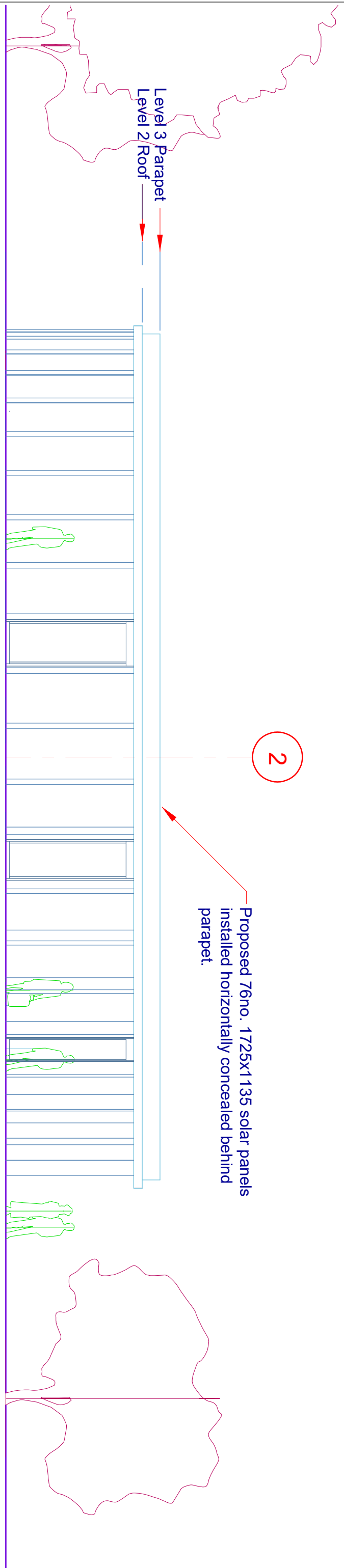


Reigate Priory Playing Fields  
(Recn Gd)





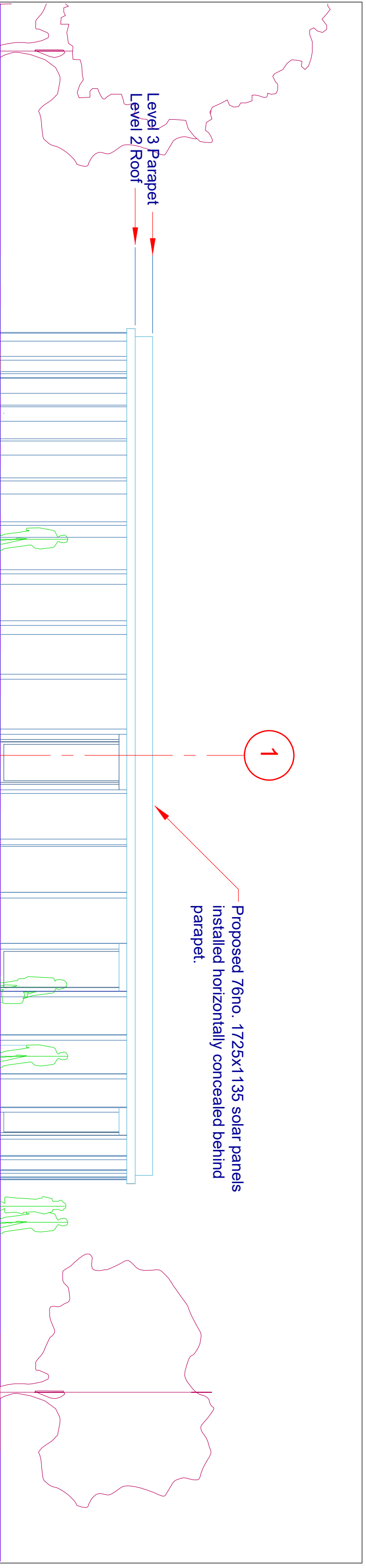
East Elevation



West Elevation

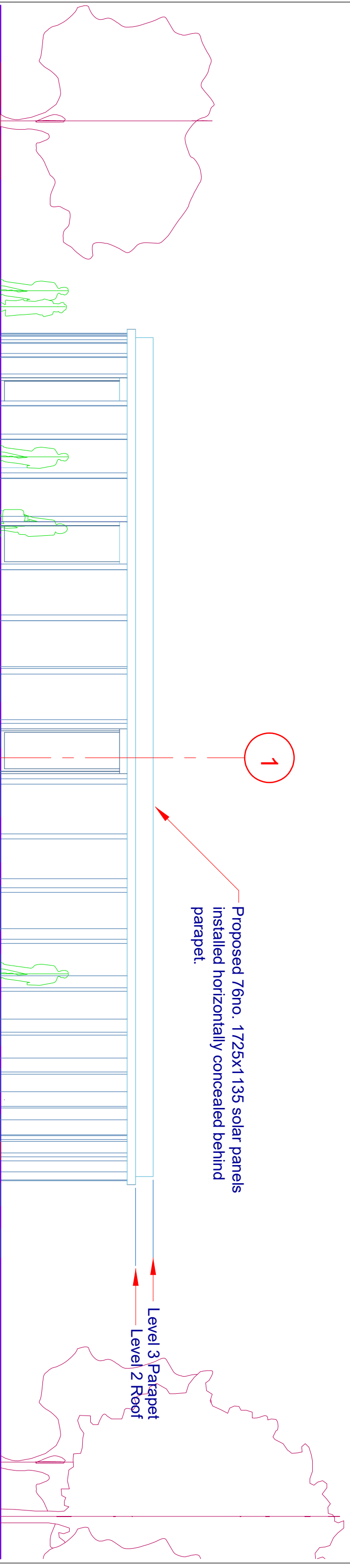


<b>Drawing Title</b> Installation of Solar Panels to Existing Roof: Existing and Proposed East & West Elevations		<b>Client</b> Reigate & Banstead Borough Council, Town Hall, Castlefield Rd, Reigate, RH2 0SH	
<b>Location</b> Priory Park Pavilion Bell Street Reigate RH2 7RL	<b>Scale</b> 1:100 @ A3 Drawn By BD	<b>Date</b> 08.03.2023 Drawing No. PPP/Elev 001	



Proposed 76no. 1725x135 solar panels installed horizontally concealed behind parapet.

South Elevation

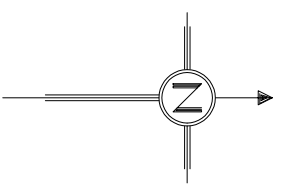
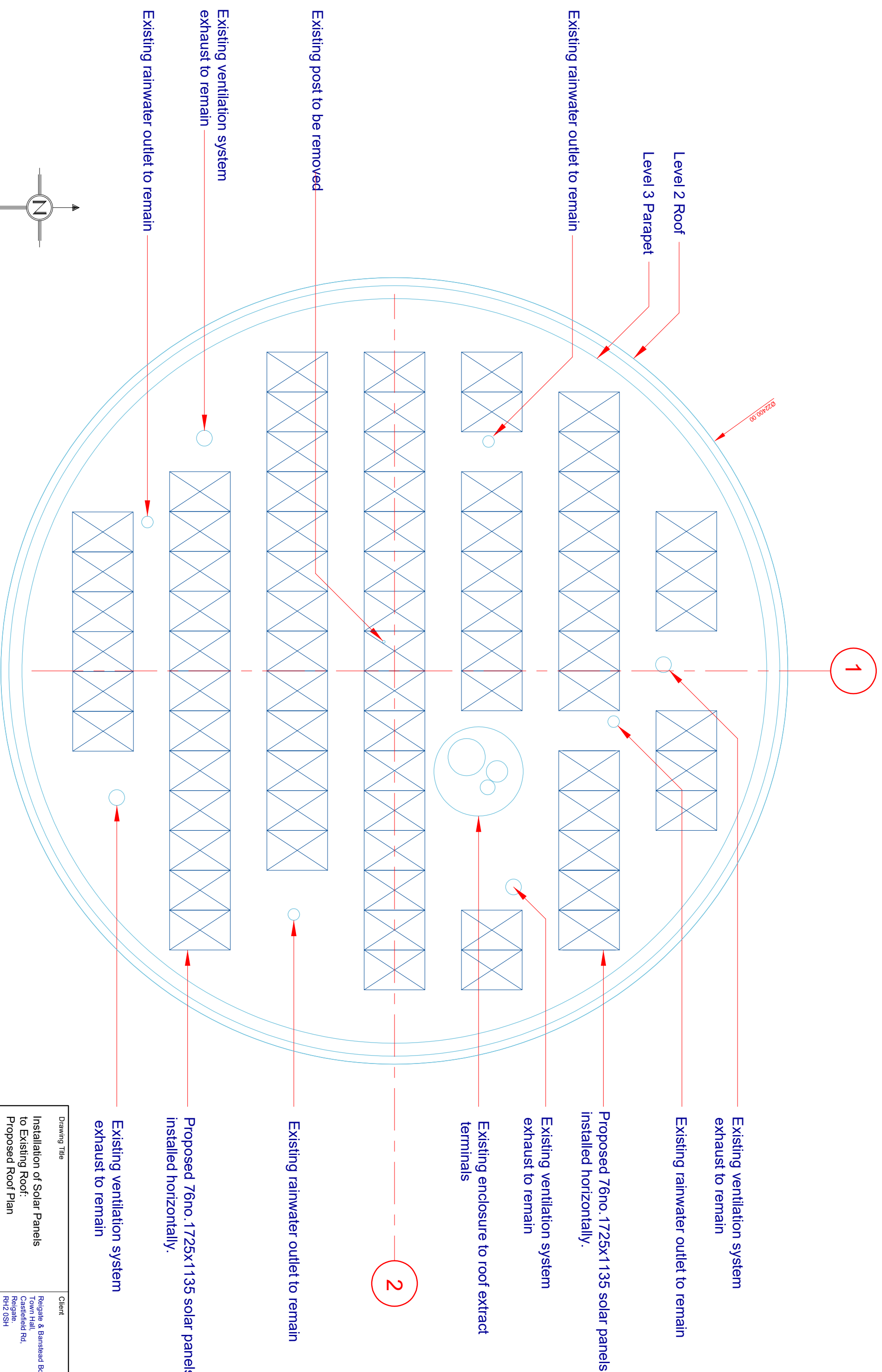


Proposed 76no. 1725x135 solar panels installed horizontally concealed behind parapet.

North Elevation



Drawing Title	Client
Installation of Solar Panels to Existing Roof: Existing and Proposed South & North Elevations	Reigate & Banstead Borough Council, Town Hall, Castlefield Rd, Reigate, RH2 0SH
Location	Scale
Priory Park Pavilion Bell Street Reigate RH2 7RL	1:100 @ A3
	Drawn By
	BD
	Date
	08.03.2023
	Drawing No.
	PPP/Elev 002



<b>Drawing Title</b> Installation of Solar Panels to Existing Roof: Proposed Roof Plan		<b>Client</b> Reigate & Banstead Borough Council, Town Hall, Castleridge Rd., Reigate, RH2 0SH	
<b>Location</b> Priority Park Pavilion Bell Street Reigate RH2 7RL	<b>Scale</b> 1:100 @ A3	<b>Drawn By</b> BD	<b>Date</b> 08.03.2023
		<b>Drawing No.</b> PPP/Plan 003	