

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 February 2019
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	7	WARD: Tadworth and Walton

APPLICATION NUMBER:	18/02696/HHOLD	VALID:	09 January 2019
APPLICANT:	Mr George Curry	AGENT:	
LOCATION:	SOUTH WEST WING, WALTON MANOR, WALTON STREET, WALTON ON THE HILL, TADWORTH, SURREY, KT20 7SA		
DESCRIPTION:	Installation of a ground mounted solar photovoltaic array of panels in the gardens of the SW Wing Walton Manor		
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.			

This application is referred to Committee as the applicant is a Borough Councillor.

SUMMARY

The proposal is for the erection of a domestic solar array of 14 metres in length and 3 metres in width up to a height of 2.3 metres, within the grounds of the South West Wing of Walton Manor, a grade II* listed building. It would be situated 32m from the building and within the domestic curtilage of the property.

The impact on the green belt and landscape designation is considered to be limited such that the benefits outweigh any limited harm. In respect of the conservation area and setting of the listed building, it is also considered to be relatively minimal and well separated so as not to be materially harmful. It is considered that there would be no material harm to the character to the neighbouring amenities due to the low scale and existing boundary treatments. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

AONB Adviser: From a desktop exercise, I do not consider that the above application has any implications for the Surrey Hills AONB.

Historic England: No objections subject to reference being made to their standing advice.

Surrey Archaeological Officer: Although the site lies within the designated Area of High Archaeological Potential (AHAP), I have reviewed the proposals, and I am satisfied that the installation of the panels will not involve extensive ground disturbance and that the shallow depth of the proposed cable trench means that it is unlikely to impact upon buried archaeological remains. I can therefore confirm that I have no archaeological concerns in this case.

Conservation Officer: The conservation officer has no objection from a conservation viewpoint subject to conditions relating to colour of the solar panels and frames, the strengthening of the boundary hedge, and planting around the solar panel in order to screen them.

Representations:

Letters were sent to neighbouring properties on 15 January 2019 and a site notice was posted on 17 January 2019. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is within the grounds of the South West wing of Walton Manor. This property is Grade II* listed and is of importance as one of the oldest houses in the county with parts of the building dating from the 13th century with many later additions, most significantly in Victorian times. The majority of the 13th century parts of the building are within the south west wing, the subject of this application.
- 1.2 The site is situated within the Metropolitan Green Belt, the Walton-on the Hill Conservation area, a historic garden, and within an area of High Archaeological potential. To the northern boundary of the site is a relatively substantial evergreen hedge. The site is relatively flat.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Further improvements could be secured: Colour of the solar panels and frames, enhanced landscaping and improvements to the existing hedge.

3.0 Relevant Planning and Enforcement History

- 3.1 77P/0241 - Demolition of existing conservatory and erection of a brick built sun room – approved with conditions
- 3.2 79P/0828 - Demolition of existing garage & erection of a single storey extension to provide kitchen & dining area for living in staff – approved with conditions.
- 3.3 09/00173/LBC - Internal (only) alterations to provide new kitchen, bathrooms and cloakroom with associated building works – approved with conditions.
- 3.4 09/00748/LBC - Removal of fireplace surround in new kitchen / dining area – approved with conditions

4.0 Proposal and Design Approach

- 4.1 This is a full application for an array of solar panels that would be situated 31m from the rear of the property and would be situated in the garden with a 1m gap to the boundary hedge to the north.
- 4.2 The 8.4 kW system will consist of twenty-eight high-efficiency 300 Watt monocrystalline solar photovoltaic modules. The panels will be all-black cells and frames with a black backsheet.
- 4.3 The array of solar panels would be 14m in length and 3m in width. The solar panels would be on a frame at an angle of 30°; the minimum height would be 600mm and the maximum height (closest to the hedge) would be 2308mm.

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt, Walton-on-the-Hill Conservation Area, Grade II* Listed building, Area of Great Landscape Value, Historic Garden.

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS3 (Green Belt)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.2 Reigate & Banstead Borough Local Plan 2005

Housing	Ho9
Protection of Character	Pc9, Pc11, Pc13,
Countryside	Co1

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Other

Human Rights Act 1998

6.0 **Assessment**

6.2 The main issues to consider are:

- Impact on the Metropolitan Green Belt.
- Impact on the listed building and historic garden
- Neighbour amenity

Impact on the Metropolitan Green Belt

6.3 The proposal sits within the curtilage of the property, albeit some distance from the dwelling. The whole site is situated within the Metropolitan Green Belt. As the proposed array is more than 5m from the dwelling house, policy Ho24a relating to extensions and alterations to the dwelling house does not apply. Paragraph 147 of the NPPF states that many renewable energy projects will comprise inappropriate development within the green belt.

6.4 However, due to the positioning of the panels within the domestic curtilage of the property and their relatively small scale and height, along with the proposed screening, it is considered that the proposal would have a limited impact on the appearance and openness of the Green Belt. Furthermore, I am conscious that permitted development rights pertaining to small-scale domestic renewable developments finds them acceptable subject to various criteria (but not green belt).

6.5 When considering the benefits to sustainable and clean energy provision and the limited impact of the proposal, very special circumstances are considered to exist to justify the proposal and outweigh the harm caused. The proposal is therefore considered acceptable in terms of the impact on the Metropolitan Green Belt and landscape designation.

Impact on the listed building and historic garden

6.6 The proposed solar array is proposed to be situated in the grounds of a grade II* listed building, within a historic garden designation in Walton Conservation Area. The panels would be hidden by an existing hedge to the rear and if informal shrubbery planting to around the front and sides is provided this would ensure a natural cordon around the panels that merges with the informal nature of the historic garden shrubbery.

- 6.7 The conservation officer has been consulted on the proposal and additional landscaping has been discussed to hide the solar panels and the applicant is agreeable. This would be in three forms along with the colour of the panels and the frames:
- a). The strengthening of the boundary hedge with planting in the understorey of the hedge. Retention of the hedge to the maximum height of the solar panels.
 - b) Evergreen planting to the front and side of the panels level with the front and sides.
 - c) Planting in the grounds of evergreen shrubbery to the solar panels south, east and west of the panels to a height of 2.3 metres, having regard to the angle of the sun in terms of position of the shrubbery.
 - d) Ensuring the panels' frames and supporting structure are black painted and that the solar panels have a minimal level of silver threads and are black finished.
- 6.8 Subject to the above issues being complied with by way of condition, the conservation officer has no objection to the proposal and I concur that it would be acceptable in this regard.

Neighbour Amenity

- 6.9 The proposed solar array would be constructed close to the boundary with the garden area to the north of the property belonging to Spinney Cottage. The solar array is otherwise situated away from any of the neighbouring properties and is over 30m from any other part of Walton Manor.
- 6.10 In terms of impact on the garden area to the north, there is a substantial hedge in the applicant's ownership along the boundary which would reduce the impact of the proposed array when viewed from the garden to the north. In addition, additional planting is proposed to ensure that the hedge is substantial and would provide an effective screen.
- 6.11 It is considered therefore that the proposal would not cause significant material or harmful loss of amenity to neighbouring properties.

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
Location Plan	UNNUMBERED	R1	09.01.2019
Proposed Plans	ISO.SWW.PV.Layout		09.01.2019
Elevation Plan	UNNUMBERED		27.12.2018

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. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:

- a) The frames and supporting structure of the solar panels shall be black painted and the solar panels shall be black finished with minimal silver threads.

- b) The boundary hedge shall be strengthened with evergreen planting of laurel, holly or privet in the understorey of the hedge within three months of the installation of the panels. The existing boundary hedge adjacent to the solar panels shall be retained on an ongoing basis and managed to maintain a minimum height of no less than the highest part of the solar panels. Any losses through death or disease shall be remedied by replacement planting, within 1 year to maintain this feature.

- c) Evergreen planting to the front and side of the panels, level with the front and sides shall be provided within three months of the installation of the panels. This shall be retained on an ongoing basis and managed to maintain a minimum height level with the adjacent side of the panels.

- d) Planting in the grounds of evergreen laurel shrubbery to the solar panels south, east and west of the panels to a height of 2.3 metres, to be planted within three months of the installation of the solar panels, details of the layout of which shall be submitted to and approve in writing by the LPA before planting.

This shrubbery shall be retained on an ongoing basis and managed to maintain a minimum height of no less than the maximum height of the solar panels.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and additional landscaping in the interest of the visual amenities of the setting of the listed building, conservation area and historic garden with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Pc9, Pc11, and Pc13

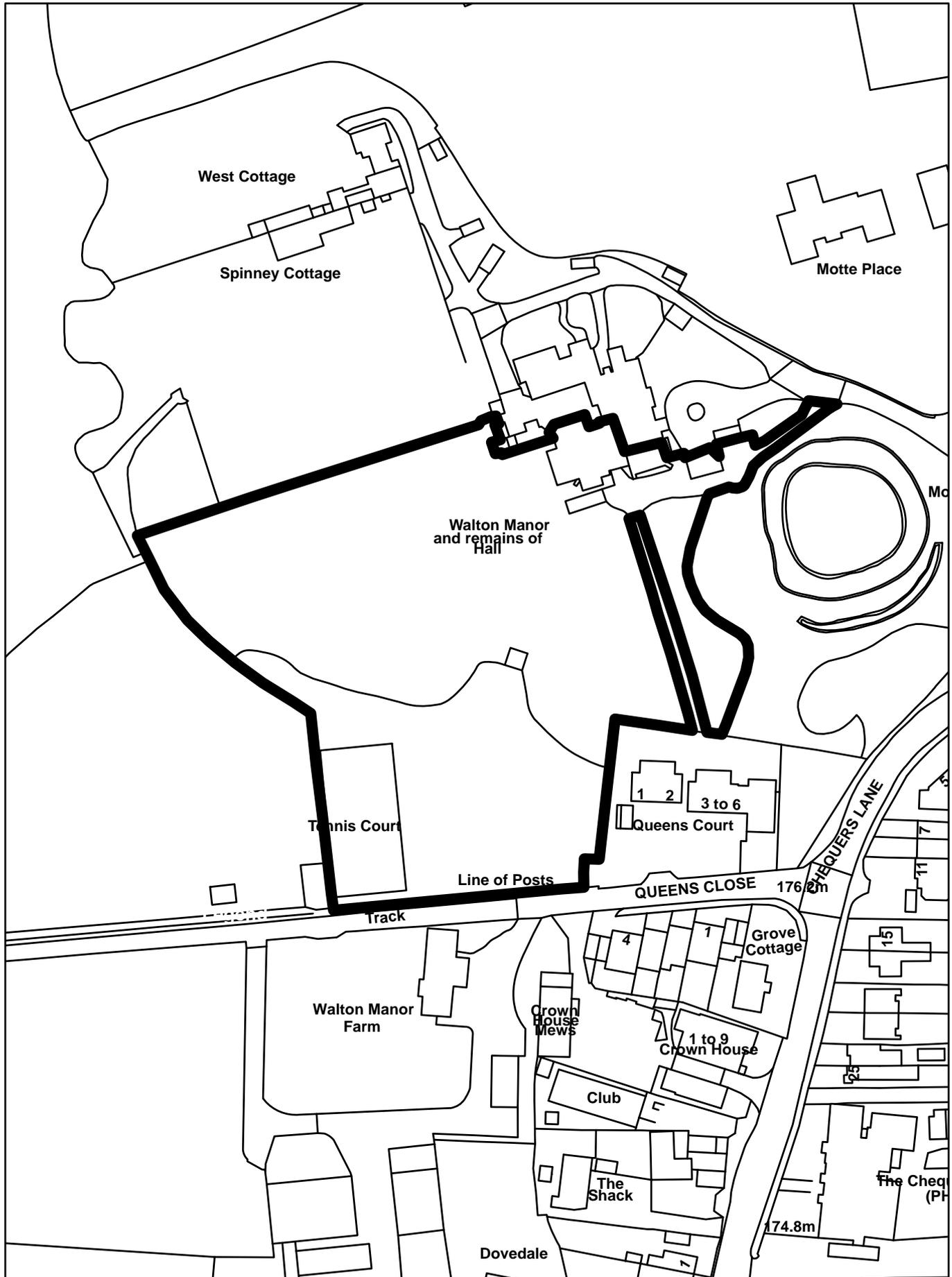
REASON FOR PERMISSION

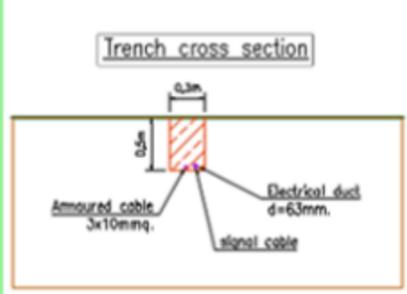
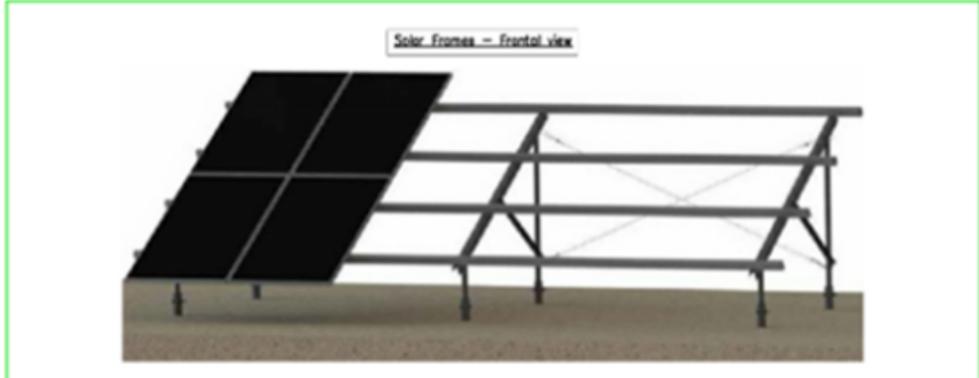
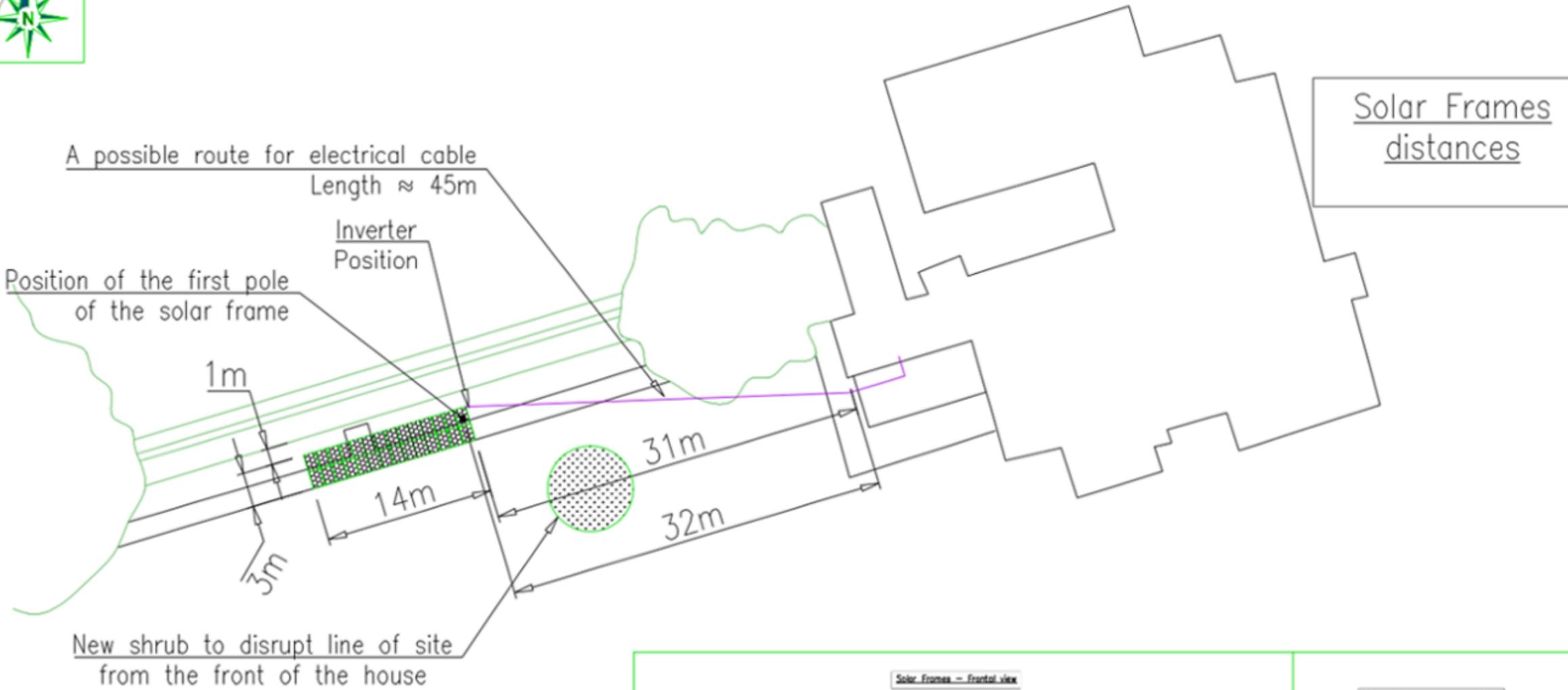
The development hereby permitted has been assessed against development plan policies Ho9, Co1, Pc9, Pc11, and Pc13, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive 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 where possible, as set out within the National Planning Policy Framework.

18/02696/HHOLD - South West Wing Walton Manor, Walton Street, Walton On The Hill





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Drawing ID: ISO.SWW.PV.Layout	
Sheet Number: 1:1	Revision: R1
Scale: 1:400	Size: A3
Date: 30.11.18	Drawn By: AG

Project Name: South West Wings	
Project ID: 247111	Project Post Code: KT20 7SA
Client Details: Mr. George Curry South West Wing Wotton Manor Wotton-on-the-Hill KT20 7SA	

STATUS: First Release			
REV	Description	BY	DATE
R0	First Release	AG	28.11.18
R1	New position of the solar frame	AG	20.11.18
R2	New number of panels	AG	26.12.18
R3	With shrub for planning	JW	21.12.18

NOTES:	
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