

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO:	24/00569/PDS	CASE OFFICER:	Andrew Hunt
WARD:	Halewood South	PARISH:	Halewood Town Council
LOCATION:	Halewood Leisure Centre, Baileys Lane, Halewood, Knowsley, L26 0TY		
PROPOSAL:	PRIOR APPROVAL FOR THE INSTALLATION OF ROOF MOUNTED SOLAR PV		

Site Description

The application site is a leisure site comprising a large leisure building, a football pitch to the north, car park to the south, hockey courts to the south west and remaining grassed areas. The site is located to the west of Baileys Lane (from which there is vehicular access), and has a pedestrian access from Barn Croft Road.

Proposal

The proposal is a Prior Approval for the installation of roof mounted solar photovoltaics (PV).

Consultations

N/A

Representations

The application has been publicised by a site notice. No representations have been received.

Planning History

None Directly Relevant

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

Article 35 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 within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposal is a Prior Approval for the installation of roof mounted solar photovoltaics (PV) to existing roof.

PRINCIPLE OF DEVELOPMENT

This application is not an application for planning permission but an application for 'prior approval' under national planning regulations.

Class J of Part 14 of the General Permitted Development Order 2015 (As Amended) gives permission for the development of solar photovoltaic panels on non – domestic premises subject to prior approval for the design or external appearance of the development and in particular the impact of glare on occupiers of neighbouring land.

GPDO 2015

The application complies with the requirements of Class J - Part 14 of the GPDO 2015 (as amended). The solar panels would not protrude more than 0.2 metres beyond the roof slope and would not be over 1 metre higher than the existing roof height, they would also not be within 1 metre away from the external edge of the roof.

DESIGN AND EXTERNAL APPEARANCE

The panels are acceptable in design and appearance and will not cause harm to the character of the building or the visual amenity of the wider area. There would be no harm to neighbouring occupiers from glare.

CONCLUSION

The development complies with the requirements of Class J of Part 14 of the GPDO 2015 (as amended).

Therefore, it is considered that prior approval is required and approved in accordance with the provisions of the GPDO.

RECOMMENDATION:

The applicant be informed that under the terms of Class J (Part 14) of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval is required and approved.

Signed Case Officer¹: ____Andrew Hunt____

Signed Authorising
Officer²: ____Alan Kilroe____

Date: ____18 November 2024____

Informatives

1) Plans

For clarity the following plans are approved:

- a. Roof Layout – 9001 - Rev T1 (Received 14/10/2024)
- b. Location Plan (Received 14/10/2024)

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed