

LRB-2021-51
21/01127/FLL – Installation of solar panels, The Coach House, Bank Street, Aberfeldy

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LRB-2021-51
21/01127/FLL – Installation of solar panels, The Coach
House, Bank Street, Aberfeldy

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name COLIN M. CLARK

Address THE COACH HOUSE
BANK STREET
ABERFELDY

Postcode PH15 2BB

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

PERTH AND KINROSS COUNCIL

Planning authority's application reference number

21/01127/FLL

Site address

THE COACH HOUSE, BANK STREET
ABERFELDY PH15 2BB

Description of proposed
development

INSTALLATION OF SOLAR PANELS

Date of application

26/7/2021

Date of decision (if any)

22/9/2021

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

1. Can the site be viewed entirely from public land? ☐ Yes ☒ No
2. Is it possible for the site to be accessed safely, and without barriers to entry? ☒ Yes ☐ No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

N/A

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE ATTACHED DOCUMENT.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☒ No ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

ISSUES ARISING FROM COP 26.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

8/12/2021

P&K;KC IDMT3/12/202111:33:17

From: [REDACTED]
Subject: Planning Application 21/01127/FLL
Date: Dec 8, 2021 at 2:48 PM
To: planninglr@pkc.gov.uk
Cc: No data
Bcc: No data

Dear Sir/Madam,

Thank you for your letter dated 22nd September 2021 re the above application.

I wish to challenge the decision on several grounds and request that the application be favourably reviewed.

Alternative renewable energy is now at the forefront of the agenda in all spheres of life in the developed world. Whilst P&KC have policies in place to control projects for development, the speed with which renewable energy has become prominent may have left P&KC and TAYplan policies slightly behind the curve. Any attempt to reduce carbon footprint and improve energy conservation should be grasped with both hands.

Whilst the centre of Aberfeldy falls within a conservation area, the property referred to in the application is barely visible from the main roads - certainly not visible from Bank Street (A827) and only briefly whilst walking past the entrance to the fire station on the Crieff Road (A826). On that basis I would suggest that the renewable energy benefits arising from the proposal would in fact outweigh the visual harm to the Aberfeldy Conservation Area, which is contrary to your statement. (cf visual impact of wind farms in conservation areas and areas of outstanding natural beauty vs. proportion of energy produced in Scotland).

My immediate neighbours have all applauded and approved of my application, despite being the people who would be most visually impacted by the solar panels.

A further benefit would be from the installation of an off road charging point for electric vehicles. Any surplus electrical energy generated from the solar panels could be stored and used for this purpose. Again, this would reduce carbon footprint - a policy that all political parties are embracing.

P&K;KC IDMI3/12/202111:33:17

would argue that as time progresses, there are increasing material reasons to justify approval of this proposal and not wait for future reviews of policies from either P&KC or TAYplan.

Yours faithfully,

Colin Clark.

Sent via BT Email App

<p>LRB-2021-51 21/01127/FLL – Installation of solar panels, The Coach House, Bank Street, Aberfeldy</p>

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr Colin Clark
The Coach House
31 Bank Street
Aberfeldy
PH15 2BB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **22nd September 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **21/01127/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 26th July 2021 for Planning Permission for **Installation of solar panels The Coach House Bank Street Aberfeldy PH15 2BB**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal through the number of roof panels, their nature, location and the extent of the array would adversely affect the appearance of a prominent building within the Aberfeldy Conservation Area. Such development would neither preserve nor enhance the appearance and character of that designated area of architectural and historic quality and any positive renewable energy benefits arising from the proposals would be outweighed by the visual harm to the Aberfeldy Conservation Area. As such the proposal is contrary to Policy 28A of the Perth and Kinross Local Development Plan 2 (2019) and Policy 9 of TAYplan 2016.
2. The proposal is contrary to Policy 27A of the Perth and Kinross Council Local Development Plan 2 (2019) and Policy 3 of TAYplan 2016 as the proposed development would have an adverse impact on the setting of the adjacent Listed Buildings.
3. The proposal is contrary to Historic Scotland's supplementary guidance, Managing Change in the Historic Environment: Micro-renewables (2016) as the proposal would have a detrimental impact on the Conservation Area and setting of adjacent Listed Buildings.

Justification

1. The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01

02

03

04

REPORT OF HANDLING

DELEGATED REPORT

Ref No	21/01127/FLL	
Ward No	P4- Highland	
Due Determination Date	25th September 2021	
Draft Report Date	21st September 2021	
Report Issued by	GMP	Date 21st September 2021

PROPOSAL: Installation of solar panels

LOCATION: The Coach House Bank Street Aberfeldy PH15 2BB

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site relates to a detached traditional, unlisted dwellinghouse located within the Aberfeldy Conservation Area. Full planning consent is sought to install solar panels on both the east and west roofslopes. The existing roof covering is Scottish natural slate and a total number of 14 panels are proposed, 7 on each roofslope.

SITE HISTORY

97/01235/FUL Erection of a porch, roof deck and access stair 8 October 1997
Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: N/A

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Policy 2: “Shaping Better Quality Places” states that proposals should be;

“Place-led to deliver distinctive places by ensuring that the arrangement, layout, design, density and mix of development are shaped through incorporating and enhancing natural and historic assets, natural processes, the multiple roles of infrastructure and networks, and local design context”.

Policy 9: “Managing TayPlan’s Assets” states that proposals should;

“Safeguard the integrity of natural and historic assets [through] understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through safeguarding the integrity of natural and historic assets; including... townscapes and historic buildings”.

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

Policy 27A: Listed Buildings

Policy 28A: Conservation Areas: New Development

OTHER POLICIES

Historic Environment Policy for Scotland 2019

This policy supersedes the Historic Environment Policy Statement 2016 and provides guidance to planning authorities on decision-making where it will affect the historic environment.

Managing Change in the Historic Environment: Micro-renewables (2016)

CONSULTATION RESPONSES

Conservation Team – objects as the proposed development will have a detrimental visual impact on the appearance of the conservation area.

REPRESENTATIONS

None at time of report.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

Alterations and extension to an existing domestic dwelling are generally considered to be acceptable in principle. Nevertheless, detailed consideration must be given to the specific details of the proposed development within the context of the application site, and whether it would have an adverse impact on residential and visual amenity.

The aforementioned policies also identify the requirement to carefully consider the impact of proposals in order to preserve and enhance the character and appearance of the Conservation Area and to protect the setting of adjacent listed buildings.

Design and Impact on Listed Building/Conservation Area

The existing property is a nicely detailed historic building within the Aberfeldy Conservation Area. It is noted that replacement uPVC windows have been installed, thought to be around 2014/2015 which, regrettably, have resulted in a significant detrimental impact on the visual appearance of the building.

Nonetheless, planning consent is hereby sought for the installation of solar panels. The panels measure approximately 1.0m by 1.8m and would be aligned in 2 rows on each roof slope at the southern side, 0.5m below the roof ridge. There is little detail supplied in respect of the depth of the panels and the frame colour.

Whilst the building is not located in a prominent position, the west elevation can be clearly seen from the public footpath/road on Crieff Road. Its natural pitched Scottish slate roof is a key building element which offers respect to its sensitive setting which contributes to the historic character of the streetscape and the proposed development will have a detrimental visual impact on the appearance of the conservation area.

Solar panel installations are a distinctly modern feature which in this case would be publicly visible within the conservation area and from within that area of historic importance. The extent of the array would cover a good part of the roof, obscuring the natural slate. Whilst positive wider conservation benefits can be recognised through the introduction of renewable energy developments of this nature, the proposals, as submitted, do not realise a balanced approach to the sensitive adaptation of this building in this historic setting.

The installation of micro-renewable technology such as solar panels on historic buildings should always avoid altering the main and visible elevations. In this case due to the architectural simplicity of the building and the importance of its distinctive Scottish slate roof in the wider streetscape, the proposed installation does not meet requirements to preserve or enhance the conservation area.

Furthermore, the roof is visible in the setting of the former library/area office which is category B listed including the outbuilding to the rear. As such the solar panels would have an adverse visual impact on the setting of the listed building.

Landscape

The domestic scale and nature of the proposal does not raise any landscape impact issues.

Residential Amenity

The residential amenity of neighbouring properties would not be adversely affected by the proposed development.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no drainage and flooding implications associated with this proposed development.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly, the proposal is refused on the grounds identified below:

Conditions and Reasons

1. The proposal through the number of roof panels, their nature, location and the extent of the array would adversely affect the appearance of a prominent building within the Aberfeldy Conservation Area. Such development would neither preserve nor enhance the appearance and character of that designated area of architectural and historic quality and any positive renewable energy benefits arising from the proposals would be outweighed by the visual harm to the Aberfeldy Conservation Area. As such the proposal is contrary to Policy 28A of the Perth and Kinross Local Development Plan 2 (2019) and Policy 9 of TAYplan 2016.
2. The proposal is contrary to Policy 27A of the Perth and Kinross Council Local Development Plan 2 (2019) and Policy 3 of TAYplan 2016 as the proposed development would have an adverse impact on the setting of the adjacent Listed Buildings.
3. The proposal is contrary to Historic Scotland's supplementary guidance, Managing Change in the Historic Environment: Micro-renewables (2016) as the proposal would have a detrimental impact on the Conservation Area and setting of adjacent Listed Buildings.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

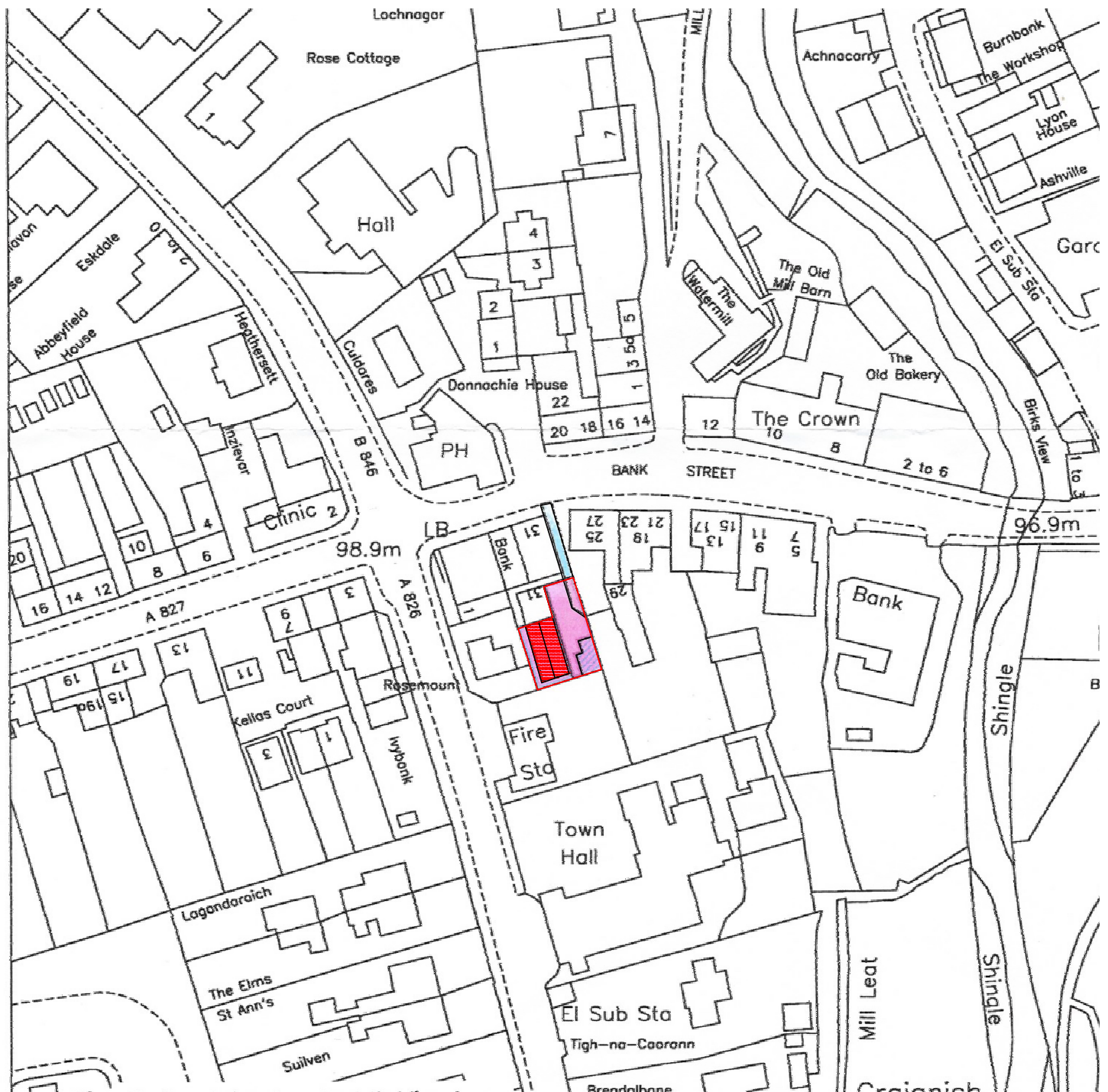
N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
04



ABERFELDY

THE COACH HOUSE
BANK STREET
ABERFELDY



LOCATION PLAN C1
SCALE 1:1250 at A4



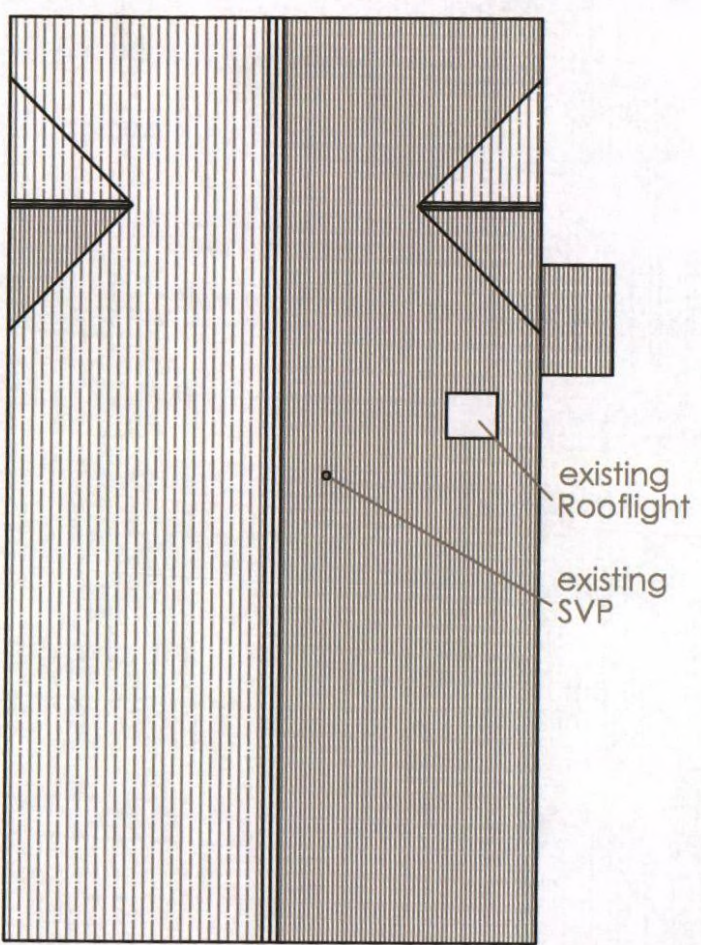
ABERFELDY

THE COACH HOUSE
BANK STREET
ABERFELDY

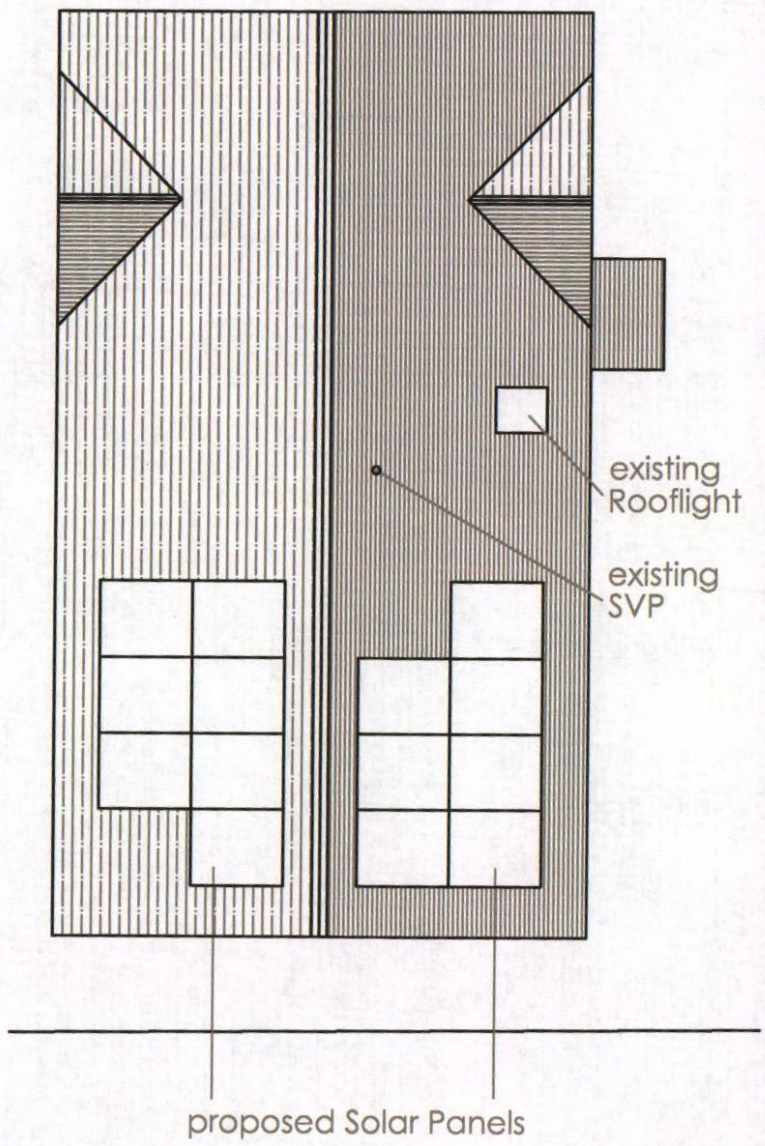
0 10 20 30 40 50m



SITE PLAN C2
SCALE 1:500 at A4



EXISTING ROOF



PROPOSED ROOF

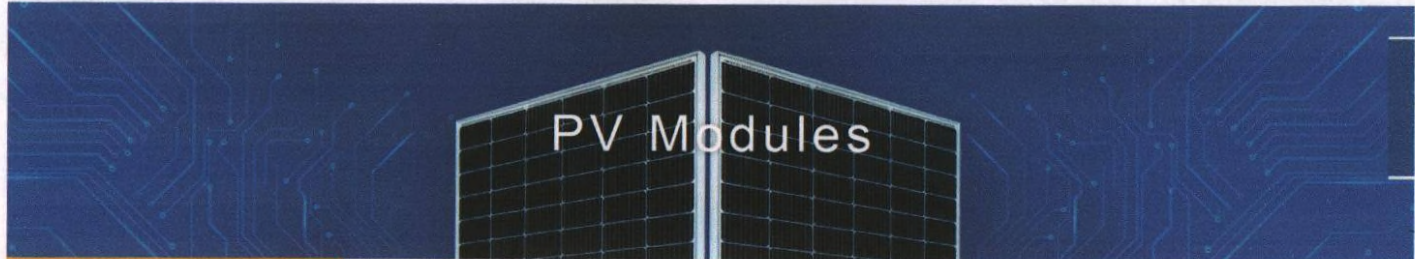


THE COACH HOUSE
BANK STREET
ABERFELDY

ROOF PLANS C3
SCALE 1:100 at A4

All dimensions approximate - to be checked on site

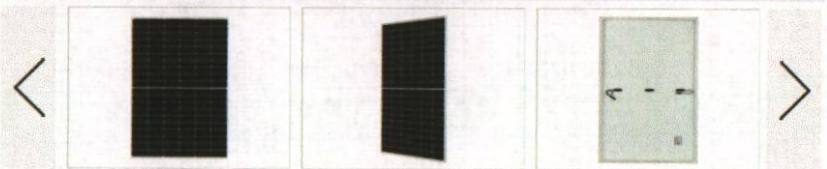
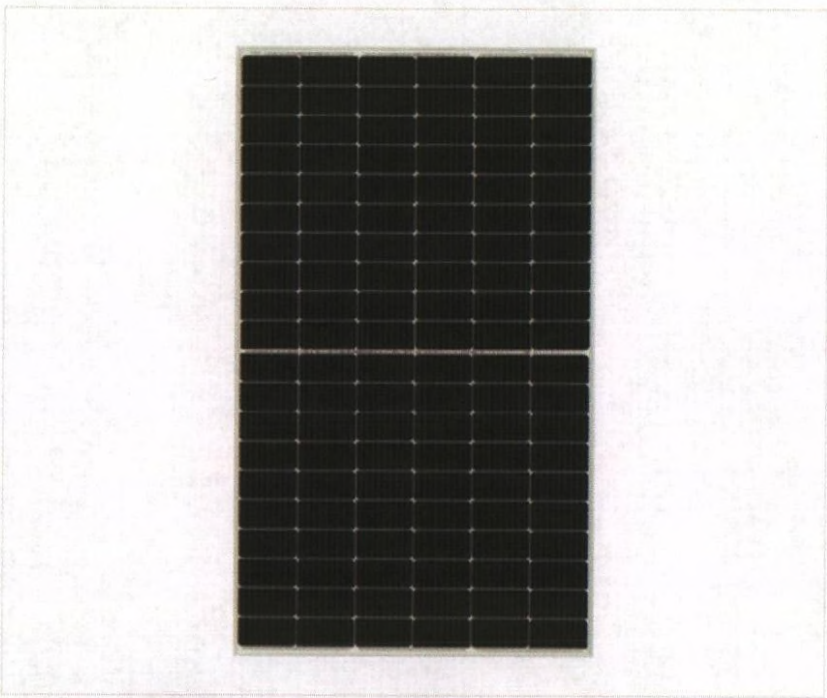
P&K; KC IDM22/7/202109:57:08



MBB Half-cell Module

MBB Bifacial PERC Half-Cell Double Glass Module

Home » MBB Half-cell Module



【Product name】

60-cell MBB Half-cell Module

【Product model】

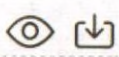
JAM60S20/MR

【Product description】

Assembled with multi-busbar PERC cells, the half-cell configuration of the modules offers the advantages of higher power output, better temperature-dependent performance, reduced shading effect on the energy generation, lower risk of hot spot, as well as enhanced tolerance for mechanical loading.

【Resources】

Product Datasheet



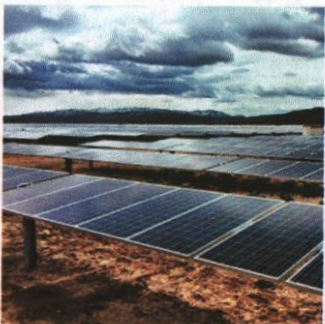




【Product introduction】

Cell	Mono
------	------

No. of cells	120 (6×20)
Rated Maximum Power(Pmax)	390W
Maximum Efficiency	21%
Junction Box	IP68,3 diodes
Maximum System Voltage	1000V/1500V DC
Operating Temperature	-40°C~+85°C
Connectors	QC4.10(1000V)、 QC4.10-35(1500V)

Contact Us



r...

49MW Ground Pow...

80MW Ground-Moun...

255MW Ground-Mou...

5.44MW Roofi

About Us	PV Modules
Overview	60-cell MBB Half-cell Module
Culture	72-cell MBB Half-cell Module
Chairman Address	60-cell MBB Bifacial PERC Half-Cell Double Glass Module
Social Responsibility	72-cell MBB Bifacial PERC Half-Cell Double Glass Module
Global Branches	60-cell MBB Bifacial PERC Half-Cell Double Glass Module
	72-cell MBB Bifacial PERC Half-Cell Double Glass Module
Global Project References	

- 100MW Three Gorges Ground-Mounted...
- 49MW Ground Power Station in Southwark, U.K
- 80MW Ground-Mounted Power Plant in Utah, U.S.A
- 255MW Ground-Mounted Power Plant in Bahia, Brazil
- 5.44MW Rooftop Distributed Power Plant of U.F.S. Brazil
- 10.1MW Ground-Mounted Power Plant in Toshka, Egypt

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LRB-2021-51
21/01127/FLL – Installation of solar panels, The Coach
House, Bank Street, Aberfeldy

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	21/01127/FLL	Comments provided by	Diane Barbary
Service/Section	Conservation	Contact Details	
Description of Proposal	Installation of solar panels		
Address of site	The Coach House, Bank Street, Aberfeldy		
Comments on the proposal	<p>The Coach House is a traditional, unlisted building in the Aberfeldy Conservation Area.</p> <p>The proposed solar panels are to be installed on both the east and west roof elevations, where they will be publicly visible. The existing pitched Scottish slate roof contributes to the historic character of the streetscape, and the proposed development will have a detrimental visual impact on the appearance of the conservation area.</p> <p>Installation of micro-renewable technology such as solar panels on historic buildings should always avoid altering the main and visible elevations. In this case due to the architectural simplicity of the building and the importance of its distinctive Scottish slate roof in the wider streetscape, the proposed installation does not meet requirements to preserve or enhance the conservation area.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	16/09/2021		

