

ITEM NO. 6

COMMITTEE DATE:

8 DECEMBER 2014

APPLICATION NO: 14/4624/16 EXETER CITY COUNCIL REGULATION 3

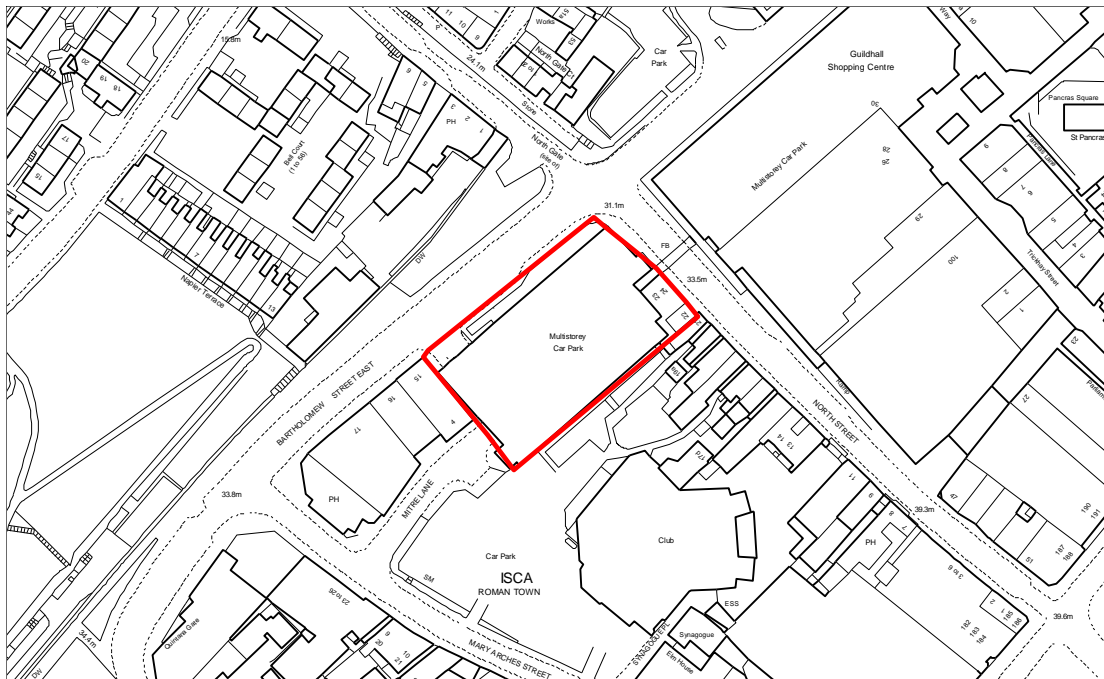
APPLICANT: Mrs Jo Pearce
Exeter City Council (General)

PROPOSAL: Installation of photovoltaic solar panels on the top deck of multi-storey car park.

LOCATION: Car Park, Mary Arches Street, Exeter, EX4

REGISTRATION DATE: 24/10/2014

EXPIRY DATE: 19/12/2014



Scale 1:2000

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HISTORY OF SITE

07/2084/P -	Redevelopment to provide flats	UNK	
13/3409/P -	Redevelopment of site to create mixed flats	UNK	
00/1079/06 -	Works to trees	PER	07/08/2000
14/4624/16 -	Installation of photovoltaic Solar Panels on the top deck of multi-storey car park.		

DESCRIPTION OF SITE/PROPOSAL

The car park is located on the corner of North Street and Bartholomew Street East. The car park is accessed and exited by Bartholomew Street East King William Street and consists of six floors. It is located within the Central Conservation Area and within an Area of Archaeological Importance.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The applicant has submitted technical data in relation to the solar power plants and the proposed LED lighting.

REPRESENTATIONS

None received.

CONSULTATIONS

Environmental Health: Initially required a noise impact assessment prior to determination. Having received the information, which states that any noise is produced by cooling fans that only operate periodically and the inverter will be housed in its own IP65 waterproof cabinet which would reduce volume levels further. The officer is now happy that the inverters should not cause an unacceptable noise impact.

Heritage Officer: The proposal does not in his view have any effect on the character of the Conservation Area.

OBSERVATIONS

The proposal complies with Core Planning Principles 6 & 10 and Chapter 12 of the National Planning Policy Framework, Objectives 1.4 and 8 of the Exeter Local Development Framework Core Strategy and Policy C1, C2, DG1 and EN6 of the Exeter Local Plan First Review 1995-2011.

It is proposed to erect the solar panels on a steel structure on the top floor. The structure has been designed to measure approximately 3.7 metres in height at its highest point (2.10 metres at its lowest point). The panels will be located on a relatively small linear piece of land on the north-eastern edge of the floor. Improved fencing is also proposed for the top floor of the car park. In officer opinion the proposed structure by reason of its design, lack of massing and minimal bulk will not have a detrimental impact on the appearance of the host building or the character of the streetscene. The orientation and size of PV units and also the height and size of the building mean that all but fleeting glimpses of the proposed units will be viable. Furthermore, given the siting and height of the structure away from any neighbours, no loss of amenity will occur.

DELEGATION BRIEFING 25 NOVEMBER 2014

Members were advised of the application. Members supported approval of the application.

RECOMMENDATION

Recommended to **APPROVE** subject to the following:

- 1) CO5 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings

Local Government (Access to Information) 1985 (as amended).

Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223