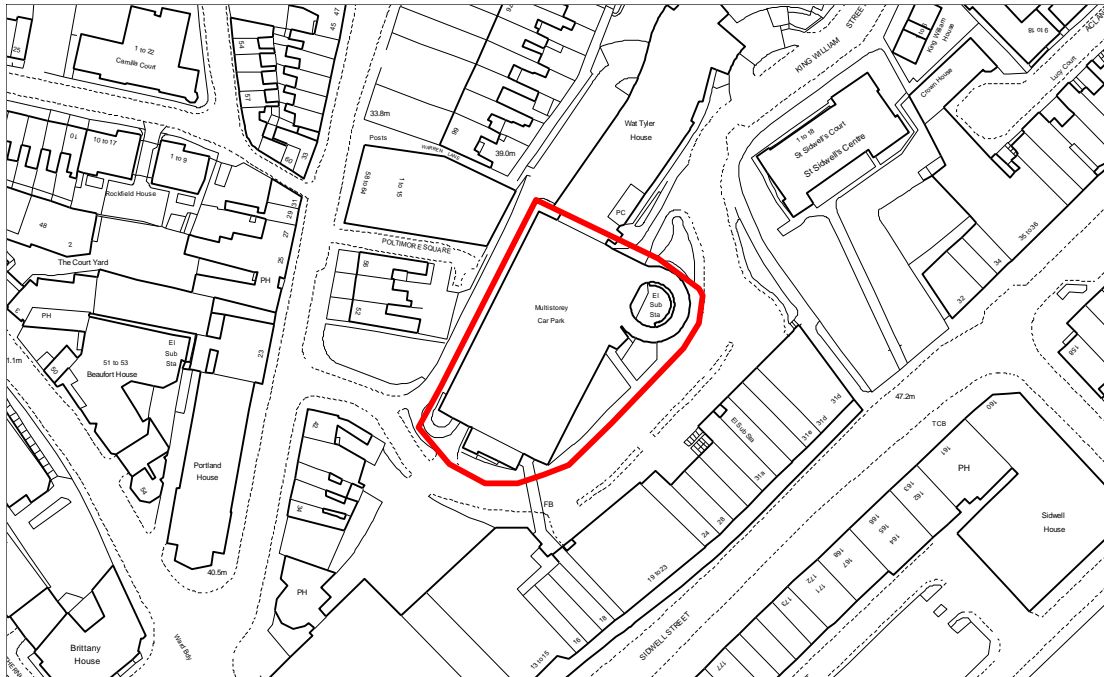


ITEM NO. 7

COMMITTEE DATE: 8 DECEMBER 2014

APPLICATION NO: 14/4623/16 **EXETER CITY COUNCIL REGULATION 3**
APPLICANT: Mrs. Jo Pearce
PROPOSAL: Installation of photovoltaic Solar Panels on the top deck of multi-storey car park.
LOCATION: John Lewis Multi Storey Car Park, King William Street, Exeter, EX4 6PD
REGISTRATION DATE: 24/10/2014
EXPIRY DATE: 19/12/2014



Scale 1:2000
 This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Exeter City Council 100049053

HISTORY OF SITE

94/0328/16 -	Enclosure of part of car park for use as office, store and workshop for the Shopmobility scheme		23/06/1994
12/0105/16 -	Demolition of toilets and glazed entrance lobby on south elevation	PER	21/03/2012
12/1093/05 -	Non illuminated fascia signs (3)	PER	25/07/2012
14/4623/16 -	Installation of photovoltaic Solar Panels on the top deck of multi-storey car park.		

DESCRIPTION OF SITE/PROPOSAL

The car park is located to the north of the John Lewis store which stands at the junction of Sidwell Street and New North Road. King William Street divides the store from the car park. The car park is accessed and exited by King William Street and consists of five floors. It is not located within a conservation area.

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 the 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.

OBSERVATIONS

The proposal complies with Core Planning Principle 6 of the National Planning Policy Framework, Objectives 1 and 4 of the Exeter Local Development Framework Core Strategy and Policy 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 triangular piece of land on the 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