

# Bath & North East Somerset Council

## Planning Services

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Date: 10th July 2019

Our Ref: 19/03025/FUL

Conservation Historic Environment BANES

## Town and Country Planning Act 1990

Application Type: **Full Application**

Site Location: **Freshford Ce Primary School High Street Freshford Bath Bath And North East Somerset**

Description of Proposal: **Installation of solar PV panels on the rear (south-east facing) roof slope of existing building (Resubmission).**

Name of Applicant: **Freshford Ce Primary School**

Application Number: **19/03025/FUL** Case Officer: **Thomas Boyle**

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The above application has been received by the Local Planning Authority.

Details are viewable through Uniform and/or Idox by searching on the case reference number 19/03025/FUL. Alternatively they can be view on our website by clicking on the link – [Public Access](#). Please note that our website is now the only place where you can view a full list of public comments should you need to do so.

Please reply to [development\\_management@bathnes.gov.uk](mailto:development_management@bathnes.gov.uk) with your comments using the attached form within 21 days of the date of this memorandum. If you will be unable to meet this deadline and require additional time, please advise the Case Officer Thomas Boyle on 01225 394014 as soon as possible as the application may be determined at any time after the expiry of the 21 day period.

Please be advised that it may take up to two working days for the related documents to be viewable via Uniform.

## Planning Services

**Bath & North East Somerset Council**

**Conservation Historic Environment BANES**

**RESPONSE TO DEVELOPMENT MANAGEMENT CONSULTATION REQUEST**

|                         |                                                                                                                        |
|-------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>App ref No:</b>      | <b>19/03025/FUL</b>                                                                                                    |
| <b>Site Address:</b>    | <b>Freshford Ce Primary School High Street Freshford</b>                                                               |
| <b>Proposal:</b>        | <b>Installation of solar PV panels on the rear (south-east facing) roof slope of existing building (Resubmission).</b> |
| <b>DC Case Officer:</b> | <b>Thomas Boyle</b>                                                                                                    |

|                                                                       |   |
|-----------------------------------------------------------------------|---|
| <b>No Objection See summary comments - NOOBJECT</b>                   |   |
| <b>No Objection subject to conditions described below - CONDITION</b> |   |
| <b>Scope for revision. See full comments - NAICF</b>                  | X |
| <b>Object/Recommend refusal. See full comments below - OBJECT</b>     |   |

**Summary:**

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**Full comments**

Comments on the previous application are still relevant and are included below.

Reducing the area covered by the panels and reorientating to portrait will result in a small reduction in the level of harm identified. The visualisations are an optimistic presentation of how the roof will look with the panels installed.

The case officer will need to consider whether the level of harm is now outweighed by the public benefits of the work as part of the planning balance.

**18/05029/FUL**

*Freshford School is within the designated conservation area. The published Appraisal is available on the councils website.*

*A common thread running through the appraisal is the positive relationship between the village and the surrounding landscape. This characteristic is included in the Summary of Special Interest (The landscape setting within a valley framed by hills and woodland).*

*The school is noted as a non designated heritage asset contributing to the character of the area. The school sits at the east end of The Tynning which is identified as an important green space.*

*The views northwards from the lane which takes in The Tynning, the school and the hillside beyond is identified as an important view. The hillside is outside of the formal designation but it clearly plays a critical role in the wider landscape setting of Freshford.*

*The original Victorian School was extended circa 2000 with an L shaped range connected to the school by a glazed link. The extension was located and designed to respect both the school and the wider conservation area. The effect of development on the significance of a non designated heritage asset is a material planning consideration (NPPF paragraph 197).*

*When making an application the applicant should identify and assess the particular significance of the of any heritage assets effected, including any contribution made by their setting (NPPF paragraph 189). There is no formal DAS with the application but a statement entitled The Why of Solar at Freshford School focuses on the energy efficiency benefits of the work making no reference to the impact on the heritage assets.*

*Under the heading of sustainable development the NPPF paragraph 8 does stress that the overarching objectives – economic, social and environmental – are interdependent and need to be pursued in mutually supportive ways). The environmental objective specifically includes protecting the built and historic environment.*

*The application proposes covering most of the extension roof slope facing The Tynning with PV panels. Pre application advice was not sought.*

*The panels will dominate the appearance of the roof slope which will cause harm in three key ways. Firstly close proximity to the traditional school building will harm the setting and significance of this non designated heritage asset. At the same time the panels will seriously detract from the appreciation of the wider landscape views and the role they play in the character of the village. From points further to the west along The Tynning the PV panels will compromise and harm views across the village school towards the built up parts of the village harming the character of the conservation area.*

*In the words of the NPPF the harm to the conservation would be less than substantial thus engaging paragraph 196 requiring the harm to be weighed against the public benefits. Irrespective of the degree of harm great weight should be given to the assets conservation. In this case the degree of harm is considerable and unacceptable.*

### **Conditions/Reasons for refusal**

**Name:** Caroline Waldron

**Date:** 18/67/19