
Site Address:	Waterlooville Health Centre, Dryden Close, Waterlooville, PO7 6AL		
Proposal:	Installation of PV panels on to the ground to the West of the building.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00491	Expiry Date:	10/10/2023
Applicant:	Mr Beach NHS Property Services Ltd		
Agent:	Mr Barnett Studio Four Architects Ltd	Case Officer:	Ikrame Essalih
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is Waterlooville Health Centre. The site is located at the end of Dryden Close and occupied by a detached one storey building constructed in red bricks and corrugated red colour roofing with a car parking area at the front and south of the building. The building is accessible from the front east side through a main large door and from the south side for staff only.
- 1.2 Small, retained grass areas are located to front and a large green area is located at the rear of the building on the north and west sides. The rear garden is surrounded by a fence and overlooked by neighbouring dwelling houses with rear gardens are bordering the large rear green area of the health centre site.
- 1.3 The surrounding area is of low to medium density, mainly residential and characterised by a mix of design, building materials and heights with habitations ranging from bungalows and two-storey detached and semi-detached houses to three storey apartment buildings.

2 Planning History

98/54064/003 - single storey side extension to south elevation, PERM,18/09/1998
98/54064/004 - New pitched roof over existing flat roof and canopy to front (east) elevation. Revision to extension permitted under 98/54064/3 to incorporate a pitched roof. Relocation of tank room doors from north to west elevation (re-advertisement), PERM,10/12/1998

91/54064/001 - Alterations to front entrance on east elevation, PERM,
03/54064/005 - Single storey rear extension to provide registrars office and replacement triage., PERM,18/08/2003

04/54064/006 - Erection of porch to front (south east) elevation and amendments to car park layout to improve pedestrian access., PERM,26/05/2004

APP/22/00505 - Installation of 2No. air source heat pumps with 2.4 metre high fenced enclosure (approved 6.10.22). Request to discharge condition 7 (recd 30.3.23).
, PERM, 06/10/2022

APP/22/01007 - Retention of external brick effect render insulation to the ground floor elevations to match the existing. Retention of replacement windows and doors within the rendered areas. Proposed high level maintenance access door.
, PERM, 01/11/23

3 Proposal

The proposal comprises the installation of PV panels in the rear garden of Waterlooville Health centre at ground level. The location would be to the West of the building, and there would be 3 arrays with a maximum height of approximately 700 mm above ground level.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

This work would not usually require a Building Regulation application subject to any connection to the building being carried out under a competent person scheme.

Southern Water usually require a 3m exclusion zone to their sewers, which is shown on the plans as 2.25m.

Officer comment: Noted. The applicant has been made aware of these recommendations.

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

Developer Services, Southern Water

The attached extract from Southern Water records shows the approximate position of our existing surface water sewer asset within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Officer comment: The applicant has been made aware of these recommendations. An informative has been added to the decision.

Environmental Health Manager, Community Group

02 November 2023

I have considered the application and recommend a refusal on noise grounds.

The inverter associated with proposed PV solar Panels have the potential to generate enormous low frequency type of sound, which can travel along considerable distance. I am concerned that the noise is likely to have a detrimental impact on the neighbouring residential properties and gardens especially during warmer months. The proposed site is surrounded by noise sensitive receptors that may have their amenities disrupted by excessive LF noise. We consider that prior to the determination of this application, the agent needs to organise and engage a competent acoustic consultant to carry out a noise impact assessment with particular emphasis on low frequency. Whilst emphasis should be on low frequency noise, the principles giving in BS4142 2014 needs to be considered as well in the context of this application. Therefore, it is not considered that a standard noise condition will be appropriate at this stage, hence a refusal is recommended.

Once the addition details have been submitted and reviewed by us, we will be happy to provide a revised consultation response as deemed necessary.

27 November 2023

Installing the inverter indoors provides some remedy in terms of noise attenuation, however, low frequency sound has a long wavelength and can carry considerable distance through building structures to have an adverse impact on nearby sensitive receptor location. Therefore, a noise assessment needs to be undertaken with emphasis on LF noise to provide some degree of certainty that the amenity of the local residents will not be harmed.

Officer comment: Further to E.H. consultee comments, additional information has been requested from the agent as well as detailed plans. The potential noise concerns have also been discussed with the agent, to which he provided more clarification regarding the noise level, its potential impact and a document showing the location of the proposed inverter. Environmental Health have been re-consulted in this regard.

25 June 2024

Thank you for the additional information in respect of the inverter. We understand that the inverter will now be located internally within the main building and for this reason we do not have any objections to make in respect of noise.

Officer comment: Additional submitted documents and relevant correspondence would be part of the approved documents and attached to the decision notice.

Property Services Manager

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 30

Number of site notices: 1

Statutory advertisement: 20/09/2023

Number of representations received: 1

Comment	Officer Comment
Objection to the schemes due to concerns summarised as follows: <u>Loss of spaces, countryside and other natural habitat:</u> 4 ground-mounted PV panels with a potential height of up to 4 metres on the greenspace would cause a major disturbance to and have a significant environmental effect on the character of the landscape and the surroundings. The existence of open green-grassed well-kept area is appreciated in Waterlooville. Concerns are raised over the detrimental effect of the PV panels on the biodiversity of the area (frogs, slow worms, hedgehogs, bats, different birds' species) <u>Effect of daylight and outlook:</u> Concerns regarding the loss of daylight and outlook summarising in: -The proximity of the solar panels structures, with a height of 4 metres, to the neighbours' boundary being located at approximately 8 metres distance might result in overshadowing the neighbouring properties. -The possibility of 'glint and glare' or solar reflections from the PV panels would hinder the usage of some parts of the property including the conservatory dining room used at different times of the day. -The outlook from the neighbouring property will certainly be adversely impacted by the potential 4 metres height of the PV panels structure .	These comments are addressed as part of Planning Considerations in section 7. Regarding the potential noise impact, Environmental Health have been consulted and further to discussion with the agent, additional information has been submitted regarding these matters. This is addressed in section 7 as part of the planning consideration. In relation to ecology the units would be installed on a grassed area with relatively limited ecological interest it is not anticipated that the proposals would be harmful to ecology. Issues in relation to managing activity on the site in terms of safety are for the operators of the Health Centre.

-The amount of panels is in excess of the electricity need of the Centre <u>Noise:</u> The proposed 'Three Phase Inverter for Europe' specification indicate a noise level of less than 62 dBA. The location of the inverter is not shown on the Site Plan or Location plan and there is no exact indication of the noise level. <u>Safety:</u> Questioning if there are any proposed measures for risk mitigation in regard to smoking, barbecues and fireworks activities usually taking place on the greenspace. Also, concerns over reduction of crime and anti-social behaviours opportunities related to the panels being stolen or damaged which would lead to harmful substances emissions. Request that the installations would be removed when no longer in used and the land to be restored to its previous use and suggestion to install the panels on the roof rather than ground level. <i>Full comment can be accessed on the public portal as 'Letter dated 21.8.23'</i>	

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Renewable energy and mitigation of climate change
- (v) Noise Impact
- (vi) Sewers

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria. The site is currently in non-domestic use as a health centre.

(ii) Impact upon the character and appearance of the area

- 7.3 The proposal consists of the installation of No.3 PV solar panels arrays at ground floor level in the rear garden located at the west of the building. The panels would be covering a currently grass area with a width of approximately 3.8 metres, a height of a approximately 700 mm and a length of 10.6 metres, 14.8 metres and 19 metres. The proposed panels are designed with Anti-Reflective coated heat strengthened glass to have a minimal impact of glare while optimising sunlight absorption and would be of dark grey/black colour in appearance.
- 7.4 By dint of the position of the solar panels at the rear of the property being at ground level and mainly screened by the health centre main building, the proposal would not be visible from the frontage of the property. It is also noted that the proposed inverter, part of the proposed installation, would be located inside the main building's plantroom. Therefore, it is considered that the proposal would not result in an adverse impact on the streetscene and the character of the area.
- 7.5 The rear of the application site is bordered by neighbouring properties' rear gardens. Considering the building's function and the modest design and appearance as well as the low height position of the proposed panels structure, it is deemed that the proposal is appropriate and within the context of the application site and would have limited and acceptable impact on the appearance of the rear area of the property.
- 7.6 The design, the use and appearance of the proposal is deemed appropriate in context to the main building and the character of the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and the streetscene.

(iii) Impact upon residential amenity

- 7.7 The proposed PV panels would be installed on the west rear side of the property. As the height of the panels would be modest and close to ground floor level, the proposal would be mainly screened by the existing building and the surrounding fence and would not be prominently visible from the neighbouring properties located in the south and east sides of the health centre. Therefore, it is considered that the proposal would not result in an adverse impact on these neighbouring properties.
- 7.8 The rear garden is covering the west and north parts of the property. The surrounding dwelling houses on these sides are mainly backing onto the site with rear gardens and elevations. Additionally, considering the screen provided by the existing fence and high trees bordering the site from the north and west sides as well as the position of the panels at 700 mm from ground level, it is deemed that the proposed panels would not appear overbearing, overshadowing or result in a loss of view, privacy and daylight or a harmful impact to the neighbouring residents.
- 7.9 In terms of noise impact, the agent has confirmed that the proposed inverter noise level would not exceed 62dBA and the location would be indoors and precisely in the plant room as shown on submitted 'inverter location on site' document, the email (dated 24 June 2024). Therefore, it is considered that the proposed panels and accompanied devices impact is acceptable and would not cause in a harmful impact of noise pollution or visual hindrance to the neighbouring properties.

- 7.10 Overall, the proposal does not appear overbearing or leading to overshadowing, loss of privacy or overlooking, nor would have an adverse impact by way of noise generation and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Renewable energy and mitigation of climate change

- 7.11 In accordance with the Climate Change Act 2008 and reducing carbon emission set target (Net Zero by 2050), the Council encourages sustainable improvements and design solutions in planning proposals. The installation of PV solar panels would result in a reduction of greenhouse emissions and the increased use of green energy. Furthermore, ground mounted PV panels would require less maintenance, would have less visual impact and are easier to install and replace than the installation on rooftop . Therefore, it is considered that the proposal is appropriate concurring with climate change mitigation measures and Policy CS14 of the Council's Local Plan Core Strategy. It is considered that the covering of a limited green-grassed area by installing panels structure at the rear of the building is outweighed by the gained environmental benefits.

(v) Noise Impact

- 7.12 Due to the inverter being part of the solar panels' installation, concerns regarding the potential noise have been raised. The initial plans showed the location of the solar panels only, therefore further to discussion with the agent, additional information and a document showing the location of the proposed inverter were submitted.
- 7.13 Further to submitted documents, comments received from the Environmental Health Officer confirm that considering the location of the proposed inverter entirely inside the main building, in the plantroom, no further objection would be raised regarding the proposal. Consequently, it is deemed that the noise potentially resulting from the inverter would be mitigated, thus the impact would be limited and acceptable. This would be controlled by a planning condition.
- 7.14 The relevant correspondence and supporting documents will be part of the approved plans.

(vi) Sewers

- 7.15 As noted above, Southern Water advise that there is a surface water sewer asset within the development site. The proposed PV panels would ground-mounted as a light structure, therefore no excavation and foundations work would be required as confirmed by the applicant. An informative has been attached to the decision.

8 Conclusion

- 8.1 Considering the scale of the development and land and the use of the main building, the site is deemed to be a suitable location for the installation of the PV panels, including all parts, with a good orientation maximising the exposure to sunlight. Overall, the proposal is considered appropriate in terms of design and would have limited and acceptable impact on the character of the area and the neighbouring amenities while aiming for an efficient use of green energy. It is therefore deemed acceptable and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00491, subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

LOCATION PLAN - Uploaded 30 June 2023
SITE LOCATION PLAN & BLOCK PLAN - DRAWING No. 42066-120 REV 2 -
Uploaded 30 June 2023
COMMERCIAL POWER OPTIMIZER DATASHEET - Uploaded 16 August
2023
CONFIGURATION DATASHEET (THREE PHASE INVERTER) - Uploaded 16
August 2023
PROPOSED PV PANEL DATASHEET VERTEX S - Product TSM-DE09R.08
- Uploaded 16 August 2023
TECHNICAL NOTE SHOWING STRUCTURE INSTALLATION AND
DIMENSIONS S:FLEX - Uploaded 13 September 2023
EMAIL RE INVERTER LOCATION AND NOISE LEVEL - Uploaded 14
September 2023
EMAIL RESPONSE RE NOISE LEVELS - Dated 28 March 2024
EMAIL RESPONSE RE INVERTER dated 24th June 2024
INVERTER LOCATION ON SITE ANNOTATED PHOTOGRAPHS - Uploaded
24 June 2024

Reason: To ensure provision of a satisfactory development.

- 3 The inverter shall be installed internally to the Waterlooville Health Centre building and entirely within the plant room only unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of minimising noise nuisance and meeting the requirements of Policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The PV panels hereby approved shall be removed from the site and the site restored to its previous condition should they no longer be in use.

Reason: In the interests of amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Framework.