

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 14/01896/FULL1

**Ward:**  
**Chelsfield And Pratts  
Bottom**

**Address :** Norsted Manor Norsted Lane Orpington  
BR6 7PB

**OS Grid Ref:** E: 546296 N: 161393

**Applicant :** Mr Edmondson

**Objections : NO**

**Description of Development:**

Installation of 64 solar photovoltaic panels on A-frames on land adjacent to Norsted Manor.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding

**Proposal**

- The application seeks permission for the installation of banks of a total of 64 Solar Photovoltaic Panels on free-standing 'A-Frames' within the land adjoining Norsted Manor.
- There will be four banks on a-frames of 16 solar panels, all 1.5 metres apart, totalling 64 solar panels.
- The proposed plan, drawing No. Dec2013Verge001 indicates that each solar panel a-frame will measure approx. 7.94 metres in width, with each individual solar panel measuring approx. 0.99 metres in width within the a-frame. Each frame will have a maximum height of approx. 1.6 metres, notwithstanding the concrete footings which will be underground, to which the frames will be securely fastened.
- There will be one main solar electrical cable from the solar panels which will run along a trench and across to Norsted Manor.

**Location**

The application site is located on the northern side of Norsted Lane within the Green Belt. The actual site that the a-frames would be located on is in the adjacent field to Norsted Manor, and is in the same ownership as the host dwelling.

## **Comments from Local Residents**

Nearby residents were consulted and no comments were received.

## **Comments from Consultees**

No objections from Environmental Health.

## **Planning Considerations**

BE1 Design of New Development  
G1 The Green Belt

London Plan Policies:

- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy

## **Conclusions**

London Plan Policy 5.7 states that the use of renewable energy presents a significant opportunity to reduce carbon dioxide emissions, and its development will also contribute to the security of energy supply in London. The supporting statement submitted as part of the current proposal states that the 64 solar PV panels may provide around 13600kW of power per annum of the occupier's electrical requirements. PV systems produce no greenhouse gases, and a typical domestic system can save approximately 1.2 tonnes of carbon dioxide a year, equating to almost 30 tonnes over the lifetime of a system.

The London Plan indicates that all renewable energy systems should be located and designed to minimise any potential adverse impacts on biodiversity, the natural environment and historical assets, and to avoid any adverse impacts on air quality. This is considered to be especially important in this Green Belt location and it is considered that whilst the introduction of the a-frames will be visible within the field, the impact upon the Green Belt location will be minimal due to the location within the site and the relatively inconspicuous colour and material of the PV panels.

There are no nearby residential properties that will be affected by the view of the proposed PV panels, the introduction of the frames into the field will not adversely impact upon the existing use of the field as grazing land, and it is therefore considered that the position, scale and number of a-frames and PV panels will on balance have a positive impact upon the energy consumption of the host dwellinghouse which will maintain the openness of the Green Belt location and will not conflict with the purposes of including land within the Green Belt.

It may be considered prudent, should permission be granted, to impose a condition stating that once the solar panels have reached the end of their lifespan (advised

by the agent that it is roughly 25 years), the associated A-frames are removed from the site and the land reinstated to its former use.

As such it is considered that permission should be granted.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01896 set out in the Planning History section above, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

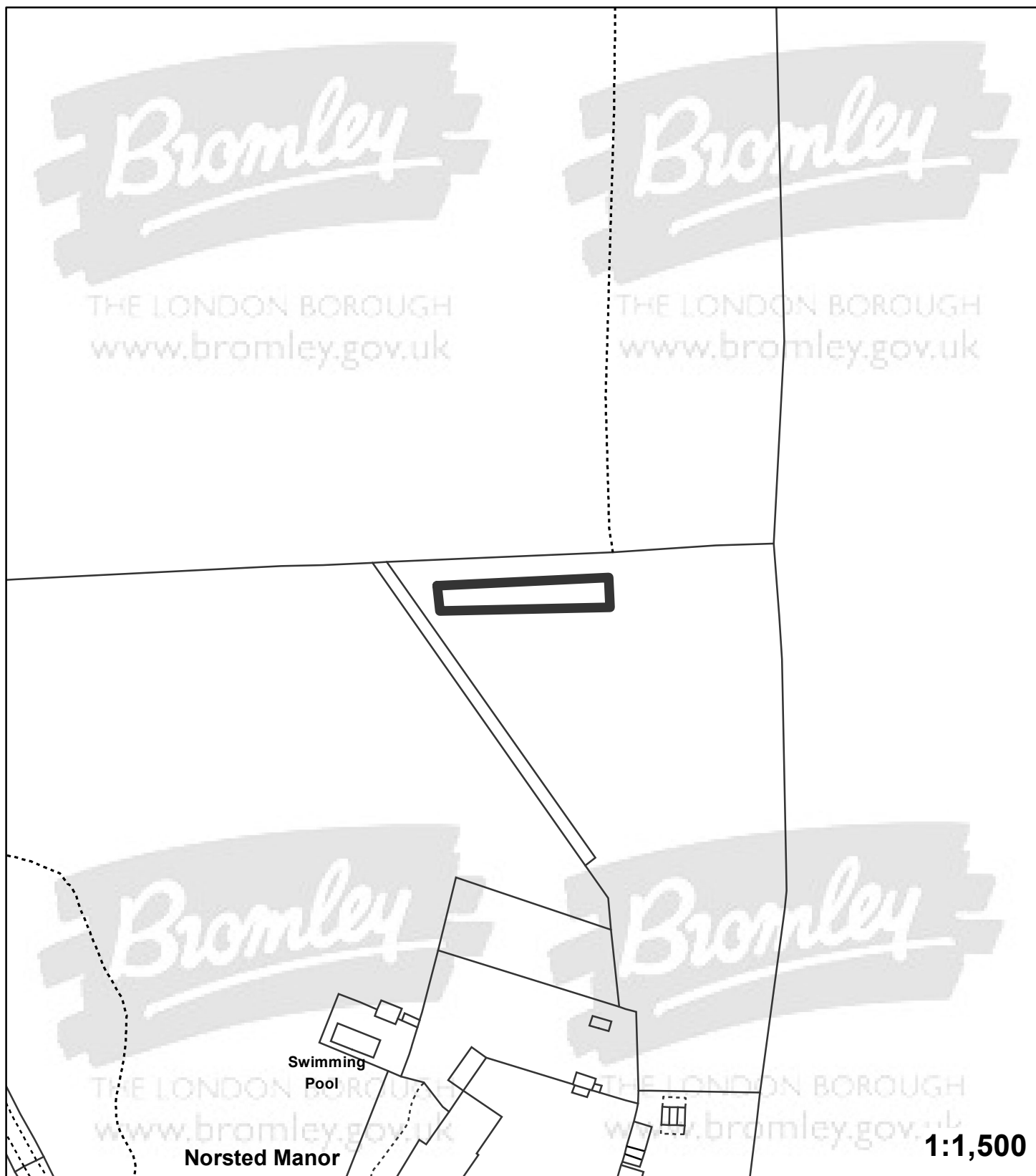
- 1      ACA01      Commencement of development within 3 yrs  
         ACA01R      A01 Reason 3 years
- 2      ACC07      Materials as set out in application  
         ACC07R      Reason C07
- 3      ACK01      Compliance with submitted plan  
         ACC01R      Reason C01
- 4      Any equipment hereby permitted which subsequently becomes redundant shall be removed from the site within a period of 2 months and the land shall be reinstated to its former condition.

**Reason:** In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area, and to comply with Policies BE1 and G1 of the Unitary Development Plan.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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