

Mr C Ryan
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Your Ref:
My Ref: 14/01984/MFUL/NMA/split

Date: 22nd December 2016
Contact: Miss Thea Billeter
Area Planning Officer

Dear Mr C Ryan

PROPOSED NON-MATERIAL AMENDMENT

Original application description: 14/01984/MFUL/NMA - Installation of a ground-mounted photovoltaic solar farm to generate 4.8MW of power (site area 9.30 ha) with associated infrastructure including inverters, transformers, substations, communications building, fence, and pole-mounted security cameras - Non-Material Amendment for the substitution of previously approved plans

Location: Land at NGR 308764 118163 (Redhill Farm) Burlescombe Devon

SPLIT DECISION

Your proposed amendments to the above planning application received on 24th October 2016 as listed below have been considered against s96A of the Town and Country Planning Act 1990.

MID DEVON DISTRICT COUNCIL HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON MATERIAL AMENDMENT:

1. Alteration to the configuration of the solar panel layout
2. Alterations to the internal layout of the site in respect of the provision of equipment compounds
3. Increase in the height of the solar panels from 2.111m at the rear to 2.4m at the rear.
4. The provision of 16 CCTV cameras and their provision on 3.0m high poles instead of 2.4m high poles
5. Alterations to the internal access track/road
6. Alterations to the client side substation
7. Alterations to the communication building
8. Installation of the transformers in metal compounds of differing dimensions to the cabinets originally approved
9. The alterations from 3 inverters to 6 inverters and the change in the size and location of these

Requests for alternative formats will be considered on an individual basis
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

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10. The alterations to the size of the DNO building and the provision of an antenna atop the building.
11. The provision of one instead of two field transformers and alterations to the size of the field transformer installed, including the provision of an air conditioning unit to the rear.
12. No storage container has been installed on the site.
13. The provision of a composting toilet.

The plans listed below are those approved in so far as they relate to the non material amendment granted. The development must be undertaken in accordance with approved plans on the original application except where changed by the granted amendments. No substitution should be made without the prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken.

Overall Site Layout, document code 3.24.3, dated 22/02/2016
Equipment Layout, document code 3.24.5, dated 22/02/2016
Panels elevation design, revision 01, dated 24/10/2016
Redhill Farm_CCTV Pole Details, drawing number CCTV_01, dated 21/10/2016
Client-communication substations Plans and Elevations, document code 3.24.2, sheet 1/2, dated 22/02/2016
Production substations substation 3-4-5 Plans and Elevations, document code 3.24.2, sheet 2/2, dated 22/02/2016
Redhill Farm_DNO Building Details, drawing no. DNO_01, dated 20/10/2016
Toilet Cabinet Details, drawing number TLT_01, dated 02/06/2016

This permission is granted for the following reason(s):

Whilst there are a large number of changes to the originally approved scheme, both individual and when taken as a whole, the alterations are considered to be minor in nature and are inconsequential having regard to the scale of the overall development and do not prejudice the interests of any third party.

MID DEVON DISTRICT COUNCIL HEREBY REFUSES PERMISSION FOR THE FOLLOWING AMENDMENT:

1. The provision of external security lighting on the DNO building as shown on Redhill Farm_DNO Building Details, drawing no. DNO_01, dated 20/10/2016

This proposal is refused for the following reason(s):

1. Condition 9 states that no external lighting be provided unless an application for planning permission is made. This restrictive condition prevents the lighting from being a non-material amendment.

You may wish for the proposed amendment hereby refused to be considered within a fresh planning application.

Yours faithfully

Miss Thea Billeter
Area Planning Officer

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed amendment or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- The scope of the appeal will be limited to the proposed change.
- If you want to appeal against the Local Planning Authority's amendment decision then you must do so within 12 weeks of the date of this notice (for householder appeals) or six months (for all other applications). All appeals against non determination should be made within six months of the end of the 28 day determination period.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.