

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/24/2368/0F1
2.	<b>Proposed Development:</b>	APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR SOLAR PV INSTALLATION ON THE ROOF AREA
3.	<b>Location:</b>	GRIFFIN PARK TACTICAL TRAINING FACILITY, SEASCALE
4.	<b>Parish:</b>	Ponsonby
5.	<b>Constraints:</b>	<p>ASC;Adverts - ASC;Adverts,</p> <p>Flood Area - Flood Zone 2, Flood Area - Flood Zone 3,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Preferred Route Corridor - Within Preferred Route Corridor,</p> <p>Outer Consultation Zone - Sellafield 10KM,</p> <p>PROWs - Public Right of Way</p>
6.	<b>Publicity Representations &amp;Policy</b>	See Report
7.	<p><b>Report:</b></p> <p><b>Site and Location</b></p> <p>The application site comprises part of the roof area of the main building within Griffen Park Tactical Training Facility, situated to the immediate south-east of the Sellafield nuclear site. The building is large with a floor area of some 15,000 sqm comprising a number of interlinked buildings housing 3 firing ranges, a central hub, office and conference and training / exercise facility.</p> <p>It is bound to the north by a car park and the Sellafield to Calderbridge/ Yottenfews access</p>	

road. It is surrounded by extensive landscaping and beyond by open fields and the River Calder to the south and open field and Sella Park Country House Hotel (Grade II listed) to the east and a residential property known as `Low Spinney` some 680m away. To the west it is adjoined by the CNC kennels, an external training area and a sewage treatment works.

The nearest village is Calderbridge to the east which is some 800m distant.

### **Relevant Planning History**

4/15/2251/0F1 - Planning permission granted for the tactical training facility. Work is now complete and the building has been operational for a couple of years.

There have also been subsequent minor applications for works to the car park, the creation of a small walled garden, as well as an extension to the dog training area at the kennels.

### **Proposal**

Prior approval is sought for the installation of PV solar panels on the central and western section of the shallow pitched roof of the large tactical training building. This will take the form of 852 panels set in rows on the rooftop with a maximum generation of 426KW. They would not exceed 0.2m in height or extend beyond 1m from the edge of the roof.

Each solar panel would be of the standard rectangular shape and measure 1960 x 1134 x 130 mm. The front would be made of heat strengthened glass with an anti reflective coating with the back the same without the coating. Development would also include metal mounting, cables and connectors.

### **Consultation Responses**

#### Ponsonby with Calderbridge Parish Council

No comments received.

#### Cumberland Council – Conservation & Design Officer

No objection – is not able to comment on whether prior approval is required but notes there are heritage assets within the vicinity;

- Yottenfews Farm House and Barn are non-designated heritage assets located approximately 200m to the west of the building. I do not anticipate any impact on their setting from the proposal.
- Sella Park, which is grade II listed, is located approximately 200m to the north of the building. I do not anticipate any impact on its setting.



## **Cumberland Council**

### **Relevant Legislation**

- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015). Part 14, Renewable Energy, Class J installation or alteration of solar equipment on non-domestic premises.
- J4(i) conditions (a) & (b) apply – requires the installation and equipment to be sited so as to minimise its effect on the external appearance of the building and amenity of the area.
- J4 (2c) requires an application for determination to be made to the LPA as to whether prior approval is required as to the design /or external appearance of the development and in particular impact of glint and glare on occupiers of neighbouring land.

### **Planning Policy**

#### **Copeland Local Plan 2021 - 2039 (CLP)**

The newly adopted Copeland Local Plan 2021 – 2039, (herein after referred to as the Local Plan) was adopted on 5 November 2024 and is the development plan for the former Copeland area. The following policies of the local plan are relevant to this proposal:

Policy DS4 Development Standards

Policy CC1: Large Scale Energy Developments (excluding nuclear and wind energy developments) .

Strategic Policy NU3 General Nuclear Energy and associated development and Infrastructure.

Policy N6 Landscape Protection

Policy BE1 Heritage Assets

### **Other Material Planning Considerations**

National Planning Policy Framework (2024)

### **Assessment**

The following potential impacts relevant to this request to determine whether prior approval is required and arising from the proposal have been assessed as follows:

#### **Glint and Glare**

The Glint and Glare information submitted and a commissioned report demonstrates that there would be minimal impact from glint and glare, and general amenity as a result, on

	<p>neighbours and wider afield, particularly from nearby sensitive elevated viewpoints.</p> <p><b>Landscape</b></p> <p>It is unlikely there will be any adverse impact on the landscape arising from the development. Although fairly extensive in scale at some 852 panels, the solar installation will be sited on a low pitched roof of an existing large scale building at a height of between 2 / 3 storeys high and hidden behind a parapet wall surrounding the edge of the roof. As a result, it will have a negligible affect the landscape.</p> <p><b>Design &amp; External Appearance / Visual Amenity</b></p> <p>The technical data sheet information submitted informs that the solar PV panels will be of standard design with a anti reflective coating on the front of each panel.</p> <p>They will be mounted at a relatively low level/ profile on the roof, will not exceed 0.2m in height and will be sited more than 1m from the roof edge. It is therefore unlikely that these will be seen from ground level views and immediate neighbouring views. As they will be largely concealed from view they are not likely to affect the existing design and appearance of the building.</p> <p><b>Conclusion</b></p> <p>Taking the above into account, whilst there may be glimpses of the solar installation due to its considerable scale, on balance it is considered unlikely to cause any material harm to the landscape, general amenity and important views. It will also have no significant effect on the design and appearance of the host building.</p> <p>Due to its location, on an existing low pitch roof with a surrounding parapet, it is unlikely to be seen from nearby and ground level views. As such it is considered that prior approval is required and the submitted details are sufficient to approve the proposals subject to the imposition of planning conditions securing completion of the works in accordance with the submitted details and specifications.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve</p>
9.	<p><b>Conditions:</b></p> <p>1. The development shall be commenced within a period of five years from the date of this decision.</p> <p>Reason</p>



## Cumberland Council

	<p>To comply with the requirements of Part 14 Class J (b) &amp; (c) &amp; J4 (1) (a) &amp; (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p>2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-</p> <p>Completed Application form, received by the Local Planning Authority on the 28 October 2024.</p> <p>Site Plan, Griffen Park PV Layout Rev 00 DWG, scale 1:1250.</p> <p>Roof Layout, Griffen Park PV Layout Rev 00 DWG, scale 1:750</p> <p>Elevations, Griffen Park PV Layout Rev 00 DWG, scale: Custom.</p> <p>Glint and Glare Screening Assessment, Griffen Park Tactical Training Facility, by Arthian Ltd, dated 12/02/2025.</p> <p>Solar Viewpoint Assessment, Photomontage (various local viewpoint assessments from nearby fells) by Custom Solar, 29/01/2025.</p> <p>IMG 4830 jpg, Photograph of Griffen Park Building Roof. 23/01/2025.</p> <p>SFlex Technical Data Sheet, Trapezoidal Sheet Metal AK, 03/2024.</p> <p>Technical Data, NType Bifacial Module with Double Glass, DMxxxMLORT-B60HSW, by DMEGC solar. 23/01/2025.</p> <p>Reason</p> <p>To ensure that all the work is properly implemented and retained.</p>	
<b>Case Officer: H.S. Morrison</b>		<b>Date : 18/02/2025</b>
<b>Authorising Officer: N.J. Hayhurst</b>		<b>Date : 18/02/2025</b>
<b>Dedicated responses to:-</b>		