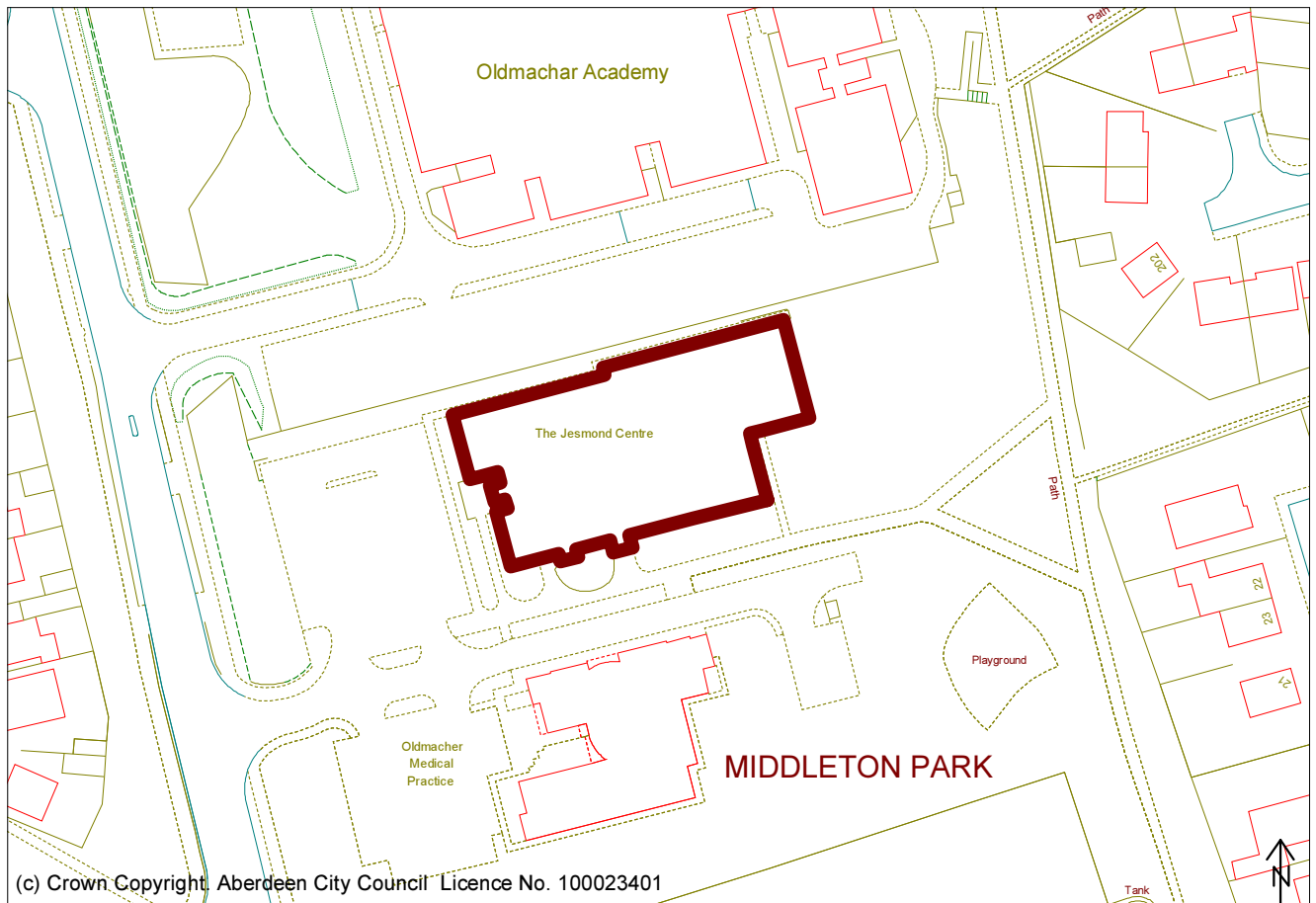


THE JESMOND CENTRE, JESMOND
DRIVE, BRIDGE OF DON

THE INSTALLATION OF SOLAR
PHOTOVOLTAIC (PV) PANELS ON 2
SOUTH FACING ROOFS OF THE MAIN
BUILDING.

For: Aberdeen City Council

Application Ref.	: P120532	Advert	:
Application Date	: 19/04/2012	Advertised on	:
Officer	: Frances Swanston	Committee Date	: 14 June 2012
Ward: Bridge of Don (M Jaffrey/J Reynolds/S Stuart/W Young)		Community Council	: No response received



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The Jesmond Centre is situated to the immediate south of Oldmachar Academy, between the school and the Oldmachar Medical Practice and ASDA supermarket site to the south. There is an area of car parking to the west of the building and a small area of open space to the east adjoining the boundaries of the residential properties on Newburgh Street and Newburgh Path. The Jesmond Centre is a predominantly two-storey building comprising two pitched roof sections facing south. The building is finished in a mixture of white and light brown render with profiled metal sheeting to the roof.

HISTORY

Aberdeen City Council is the first local authority in Scotland to apply for the 'Rent a Roof' scheme and is in the process of installing solar panels on 90 public buildings around the City, which include sheltered housing developments, schools, offices and Council depots. The scheme involves the Council buying the electricity generated by the panels to power Council buildings. 12 of the buildings require planning permission to install the solar panels primarily due to the size/number of the panels involved.

PROPOSAL

Detailed planning permission is sought for the installation of solar photovoltaic (PV) panels on the two south-facing pitched roofs of the Jesmond Centre. There would be 434 individual panels installed, which would cover the entire roof space. The solar panels would be joined together in lines and would be fixed to a frame mounting system and would be positioned south-east facing at a tilt of 30 degrees to maximise solar gain, which is achieved at the Jesmond Centre by the panels being flush with the existing pitch of the roof.

Each solar panel would measure 1650mm by 941mm with a thickness of 46mm and would appear dark blue in colour.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application site is owned by Aberdeen City Council and therefore the application does not fall within the Council's agreed Scheme of Delegation and requires to be determined by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – No comments.

ENVIRONMENTAL HEALTH – No comments received.

COMMUNITY COUNCIL – No comments received.

REPRESENTATIONS

None.

PLANNING POLICY

Aberdeen Local Development Plan

Policy R8 Renewable and Low Carbon Energy Developments – the development of renewable and low carbon energy schemes is supported and applications will be supported in principle if proposals:

- Do not cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas.
- Do not negatively impact on air quality.
- Do not negatively impact on tourism.
- Do not have a significant adverse impact on the amenity of dwelling houses.

Policy D 1 Architecture and Placemaking - To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. Policy R8 states that the development of renewable and low carbon energy schemes is supported and applications will be supported in principle subject to a number of criteria. The proposed solar panels would have some visual impact upon the building and would be clearly visible from Jesmond Drive, as approached from the south and from the houses on Newburgh Path. However, the closest residential properties are almost 80 metres away and as such the visual impact of the panels would be minimal as would be their impact upon the amenity of the wider area.

The agent in supporting information states that the installation of the solar panels would have a positive contribution in raising awareness to the needs of renewable energy. The solar panels would not negatively impact on air quality or on tourism, given their proposed location in accordance with Policy R8.

Therefore in conclusion, the solar panels would have some visual impact upon the Jesmond Centre building and wider area, but this would not be detrimental to either visual or residential amenity in accordance with Policy R8. The panels have been sited with due consideration for their context and would make an overall positive contribution to their setting, in accordance with Policy D1 of the Aberdeen Local Development Plan.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

that the visual impact of the proposed solar (PV) panels would be acceptable upon the appearance of the building and would not detract from the overall visual amenity of the area in accordance with Policy R8, and as such have been designed with due consideration for their context, in accordance with Policy D1 of the Aberdeen Local Development Plan.

Dr Margaret Bochel

Head of Planning and Sustainable Development.