

To Members of the Planning Committee

Cllr. Lee Breckon JP (Chairman)
Cllr. Mike Shirley (Vice-
Chairman)

Cllr. Cheryl Cashmore
Cllr. Tony Deakin
Cllr. Richard Holdridge

Cllr. Dillan Shikotra
Cllr. Bob Waterton
Cllr. Bev Welsh

Cllr. Neil Wright

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber - Council Offices, Narborough on **THURSDAY, 4 APRIL 2024** at **4.30 p.m.**. Please find attached supplemental item that is required for the meeting and is in addition to the agenda and report pack that has already been circulated.

Yours faithfully



Louisa Horton
Monitoring Officer



SUPPLEMENTAL ITEMS

4. Applications for Determination (Pages 3 - 6)

22/0048/FUL

Registered Date
04 August 2022

Elgin Energy EsCo Ltd

Ground mounted photovoltaic solar farm with an electrical generating capacity of approximately 20MW together with associated equipment, infrastructure and ancillary works.

Land North and South of Lychgate Lane, Aston Flamville

**Report Author: Helen Wallis, Senior Planning Officer
Contact Details: Council Offices. 0116 272 7698**

Committee Update

Consultations:

Since the publication of the Planning Committee agenda, the following additional consultation responses have been received:

Leicestershire County Council, Archaeology – Recommends conditions to deal with archaeological requirements, including trial trenching on the site and potential subsequent archaeological mitigation. Details of design mitigation to be submitted for development within identified Archaeological Exclusion Zones.

Recommendation:

As a result of ongoing discussion with the applicant's agents since the publication of the committee report, a number of changes are proposed to the list of recommended conditions.

Revisions have been made to 'streamline' some of the conditions, merging requirements into a single condition where appropriate, or to clarify timing for provision.

Furthermore, the applicant has specifically requested that construction management arrangements are split into two separate conditions; one relating to environmental issues and one relating to construction traffic matters (see recommended conditions 15 and 16 below). The reason for this is that the two aspects of the construction details are likely to be undertaken by separate contractors and potentially at different times. This would make dealing with any future discharge of condition applications more straightforward. The overall objectives of the condition and the detailed requirements would remain the same.

Two additional conditions relating to archaeology have been added as recommended by Leicestershire County Council, Archaeology.

REVISED RECOMMENDATION:

THAT APPLICATION 22/0048/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory 3 year condition.
2. Development to be built in accordance with approved plans and documents.
3. Permission granted for a period of 40 years from first export of electricity and site decommissioned and restored after this period.
4. Decommissioning Scheme to be submitted and approved no later than 39 years from the date of the first export of electricity and implemented as approved.
5. In the event of site is no longer required for purposes of electricity generation or ceases to operate for a continuous period of 12 months prior to the expiry of the 40 year period; a Decommissioning Scheme shall be submitted and approved.
6. Prior to the commencement of development full details of final location, design, materials (including colour) and construction methods to be used for the panel arrays, substation, inverters, fencing, access tracks and CCTV cameras to be submitted and approved.
7. Landscape and Ecological Management Plan (LEMP) to be submitted to and approved and to be adhered to for the lifetime of the development.
8. Detailed scheme for landscaping the site to be submitted and approved, including details of replacement hedgerow at Parcel B access
9. Landscaping to be completed by end of first planting season following first export of electricity from the site.
10. Biodiversity Management Plan to be submitted and approved. Strategy to be based on submitted Biodiversity Net Gain metric and consistent with approved LEMP and adhered to for lifetime of the development.
11. Development to proceed in accordance with the recommendations of the submitted Ecology Report.
12. Tree and hedges on the site to be protected in accordance with the methods outlined in Arboricultural Impact Assessment and the Tree Protection Plan and adhered to during construction and decommissioning periods.
13. Details of any external lighting to be submitted and approved prior to its installation.
14. Construction Environmental Management Plan (CEMP) to be submitted and approved and development implemented in accordance with the approved details.
15. Updated Construction Traffic Management Plan, including construction traffic routing, to be submitted and agreed and subsequently adhered to.
16. Construction works and operation of solar farm to be carried out in accordance with the submitted Noise Impact Assessment.
17. Methodology for soil stripping, storage and replacement to be submitted and agreed.
18. Details of surface water drainage to be submitted and approved.
19. Details of management of surface water during construction to be submitted and approved.
20. Details of long-term maintenance of surface water drainage system to be submitted and approved.
21. All electrical installations to be located within Flood Zone 1.

22. Scheme for treatment of Public Rights of Way V30 and U63 to be submitted and agreed.
23. Full design details of access to Parcel B to be submitted and approved and implemented prior to construction of substations, inverters or panel arrays.
24. Visibility splays of 2.4m by 65 metres to be provided in each direction at the access to Parcel B prior to the commencement of main construction works.
25. Surfacing of access to Parcel B with hard bound materials for 15 metres behind highway boundary.
26. Highway dilapidation survey to be submitted and approved.
27. Archaeological written scheme of investigation (WSI) for a programme of Stage 1 Archaeological Evaluation to be submitted and approved and evaluation undertaken in accordance with the WSI. If required, further Stage 2 Archaeological mitigation to be undertaken in accordance with a supplementary WSI.
28. Details of sufficient design mitigation to be submitted to and approved for any development in identified Archaeological Exclusion Zones.

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