

Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Executive Director: Douglas Hendry



Kilmory, Lochgilphead, PA31 8RT
Tel: 01546 602127 Fax: 01546 604435
DX 599700 LOCHGILPHEAD

1 December 2020

NOTICE OF MEETING

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be held **BY SKYPE** on **TUESDAY, 8 DECEMBER 2020** at **9:15 AM**, which you are requested to attend.

Douglas Hendry
Executive Director

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. CONSIDER NOTICE OF REVIEW REQUEST: CARDROSS GOLF CLUB, MAIN ROAD, CARDROSS (REF: 20/0012/LRB)**
 - (a) Notice of Review and Supporting Documentation (Pages 3 - 20)
 - (b) Comments from Interested Parties (Pages 21 - 34)

Argyll and Bute Local Review Body

Councillor Rory Colville (Chair)
Councillor Alastair Redman

Councillor Mary-Jean Devon

Contact: Fiona McCallum Tel: 01546 604392

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Ref:
AB1

ARGYLL AND BUTE COUNCIL
WWW.ARGYLL-BUTE.GOV.UK/**

OFFICIAL USE

19/10/2020

Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8
of the Town and Country Planning (Scotland) Act 1997 and the Town and
Country Planning (Schemes of Delegation and Local Review Procedure)
(Scotland) Regulations 2013

Important – Please read the notes on how to complete this form and use
Block Capitals. Further information is available on the Council's Website.
You should, if you wish, seek advice from a Professional Advisor on how to
complete this form.

(1) APPLICANT FOR REVIEW		(2) AGENT (if any)	
Name	Mr Eric Alexander	Name	Engenera Renewables
Address	Cardross Golf Club	Address	Design Works
	Main Road		William Street
	Cardross		Gateshead
Postcode	G82 5LB	Postcode	NE10 0JP
Tel. No.		Tel. No.	
Email	Info@engenera.com	Email	Anthony.renwick@engenera.com

(3) Do you wish correspondence to be sent to you or ☐ r agent ☒ x

(4) (a) Reference Number of Planning Application 20/00179/PP

(b) Date of Submission 30/01/2020

(c) Date of Decision Notice (if applicable) 1/10/2020

(5) Address of Appeal Property

Cardross Golf Club Main Road Cardross
Dumbarton Argyll And Bute

(6) Description of Proposal

The installation of 108 solar photovoltaic roof mounted panels covering an area of 176.2 m²

(7)

Please set out the detailed reasons for requesting the review:-

Further to our conversations with the planning office and the original approval of the application from the department, we are very disappointed to hear of the differing opinion from the senior planning officer around the project and its potential visual impact. Engenera had a communication with Howard Young who mentioned during a call that he hadn't looked at the project in great detail which was our first concern that the review process hadn't been given due care and attention. Please see attached the plans demonstrating the actual visual effect of an array of this size is very minimal – especially considering the vast amount of other roof obstructions which sit higher on the roof, than what the proposed solar array would. It was also commented around being able to see the array from a height which again is confusing as from the front of the building that would appear to be impossible and from the back (as the image below shows) is the golf course so I find it hard to understand the councils view.



The positive I took from previous correspondence is that there is a compromise to be reached and I assume this refers to promoting micro renewables, which as we know, is very much a policy that local authorities are having to adhere to. Owning and maintaining listed buildings is all well and good, however the associated running costs are detrimental to the financial sustainability of these local organisations (especially in these tough times). As such, we must strike a balance between appearance and installing a system which is large enough to have the desired impact financially. We have looked at every possibility, but the installation would need to be roof mounted to make the project financially beneficial to the course.

The club are certainly committed to the future and would appreciate any assistance you could offer to help facilitate this installation. There has also been PR on the back of the rejection which further adds to our appeal:

https://www.helensburghadvertiser.co.uk/news/18789005.cardross-golf-clubs-visually-obtrusive-solar-panel-plans-turned/?fbclid=IwAR2Ybr0M-GXwu3XiLMfXVlxAe_kaadeGZs2YQdnbSVGXVtawGKcaSrojeFk

(8) If the Local Review Body determines that it requires further information on “specified matters” please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission ☐
- (b) Dealt with by Local Hearing ☐
- (c) Dealt with by written submission and site inspection ☐
- (d) Dealt with by local hearing and site inspection ☒

NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review **(Note: 3 paper copies of each of the documents referred to in the schedule below must be attached):**

No.	Detail
1	Stamped plans
2	Decision notice
3	
4	
5	
6	
7	
8	
9	
10	

If insufficient space please continue on a separate page. Is this is attached? ☐ (Please tick to confirm)

Submitted by
(Please Sign)

Dated

19/10/2020

Important Notes for Guidance

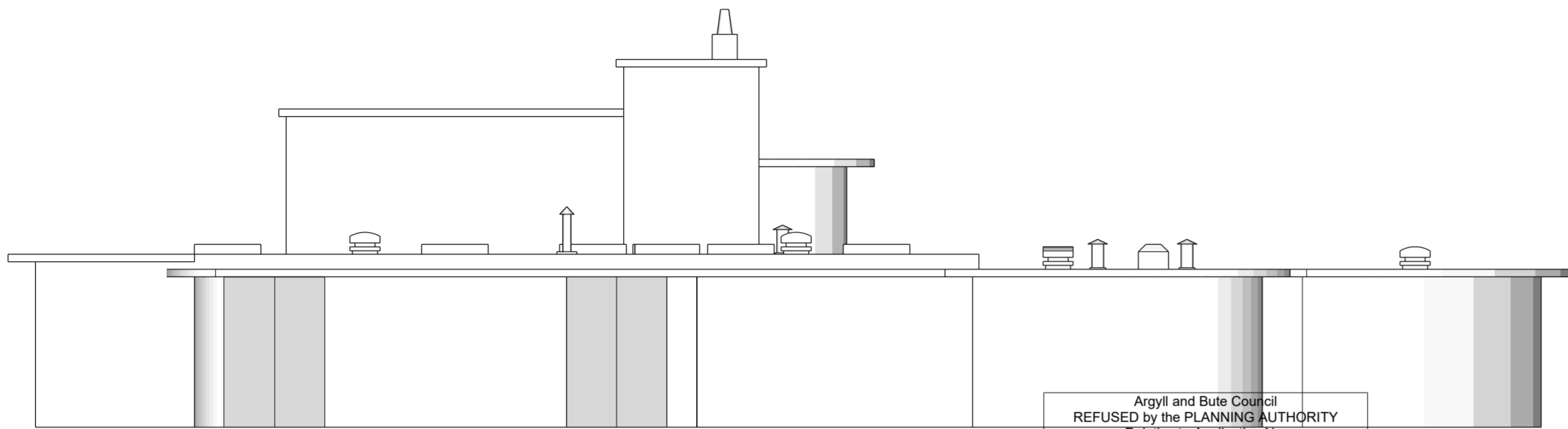
1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – www.argyll-bute.gov.uk/
4. If in doubt how to proceed please contact 01546 604392/604269 or email localreviewprocess@argyll-bute.gov.uk
5. Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604392/604269 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

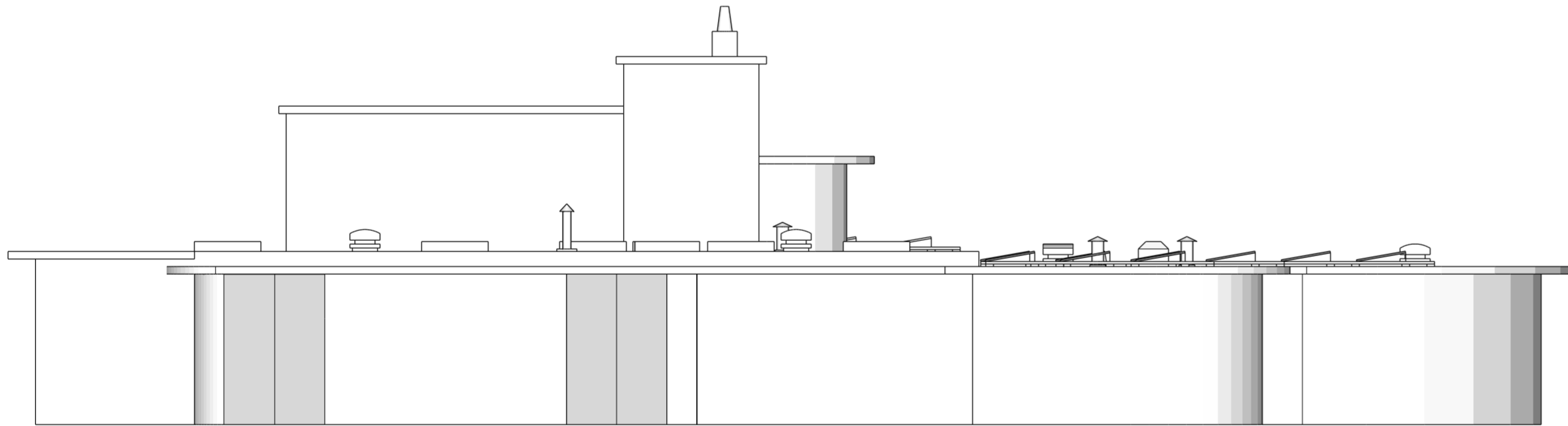
Issued by (please sign)



Argyll and Bute Council
REFUSED by the PLANNING AUTHORITY
Relative to Application No:
20/00179/PP

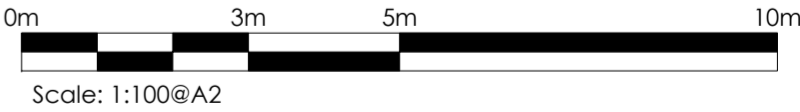
Fergus Murray
Head of Development and Economic Growth
1 October 2020

Existing SE Elevation (Right)



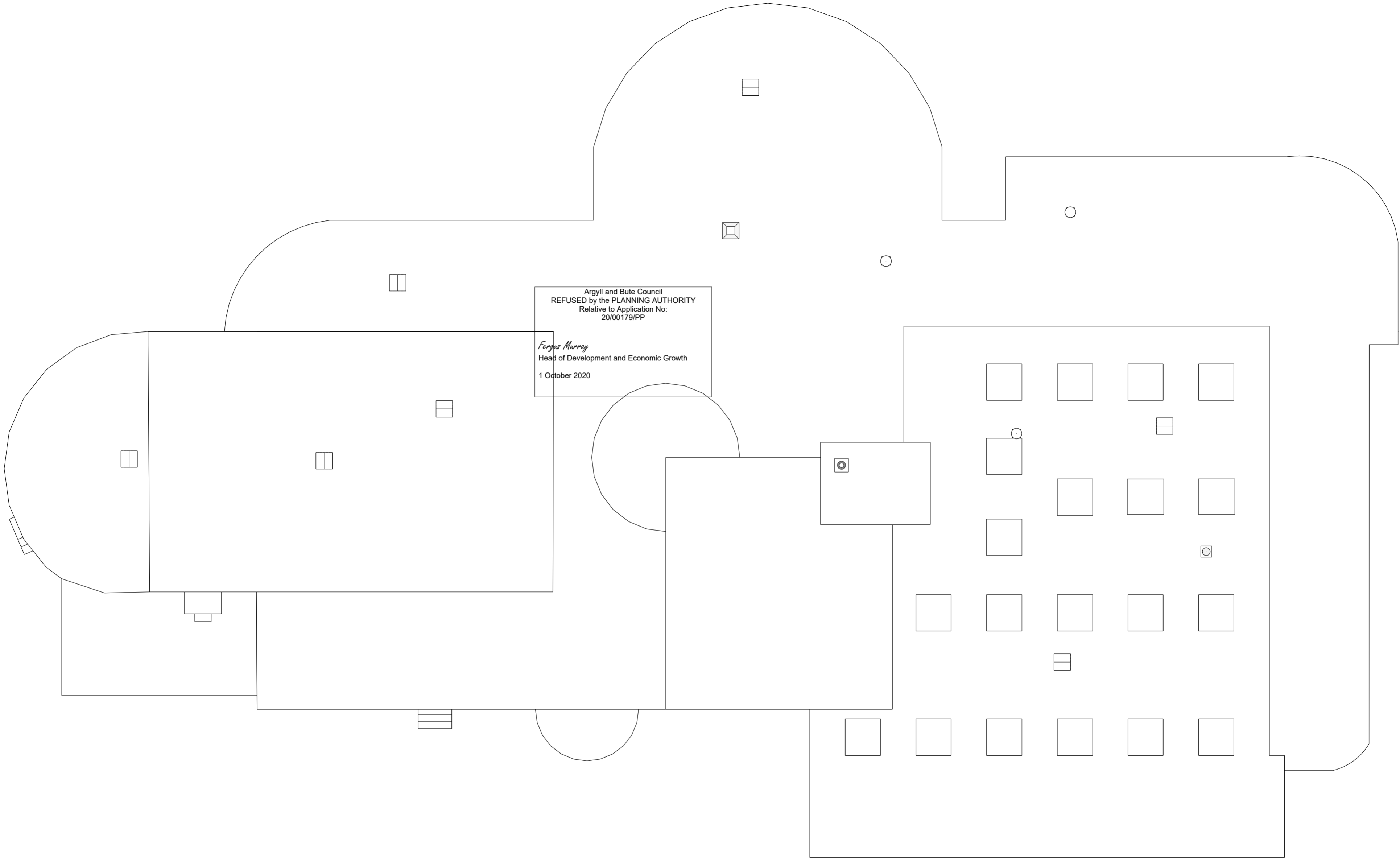
Proposed SE Elevation (Right)

Notes:
Do not scale from this drawing.
All dimensions to be checked on site.



DATE	21/04/2020	DRAWN BY	LL	REVISION	001	SCALE	1: 100 @ A2	PAGE	4 OF 6
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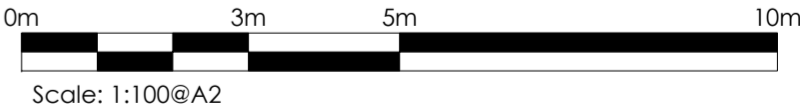
PLANNING REFERENCE	20/00179/PP
CLIENT	Cardross Golf Club
TITLE	Existing and Proposed Elevations



Argyll and Bute Council
REFUSED by the PLANNING AUTHORITY
Relative to Application No:
20/00179/PP

Fergus Murray
Head of Development and Economic Growth
1 October 2020

Existing Roof Plan

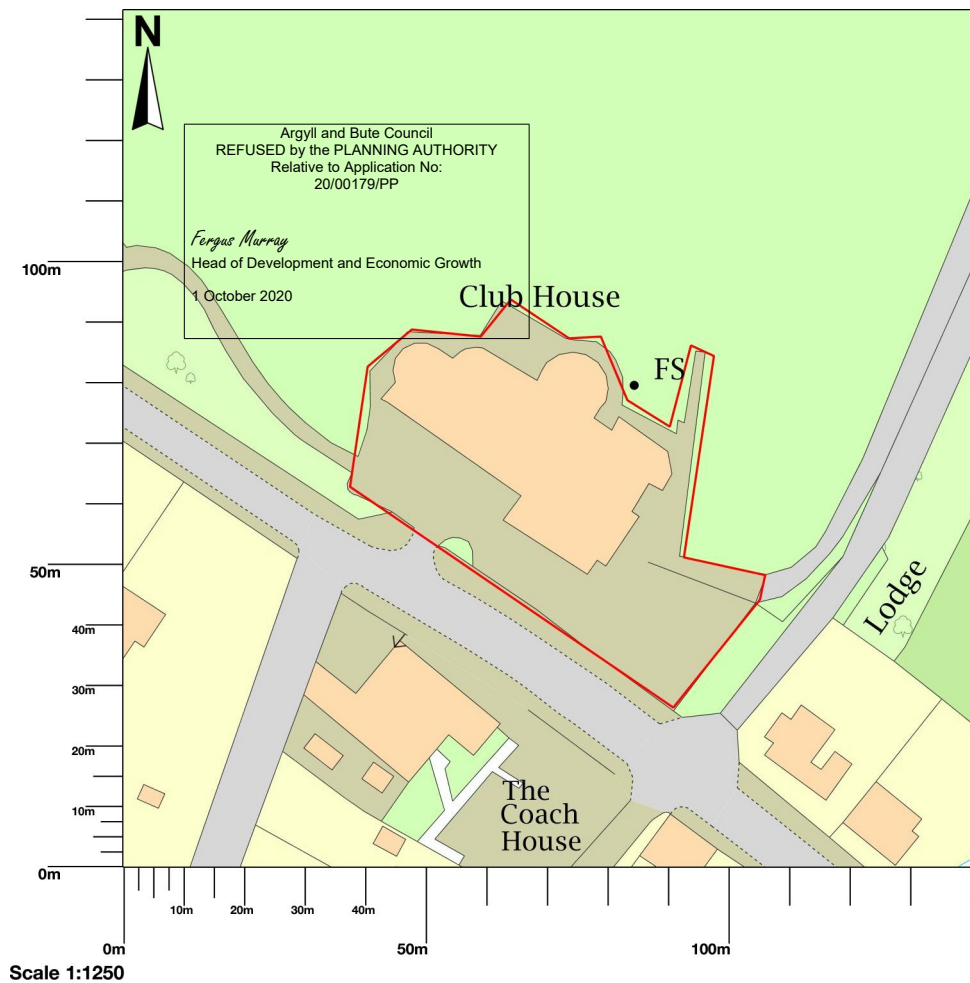


Notes:
Do not scale from this drawing.
All dimensions to be checked on site.

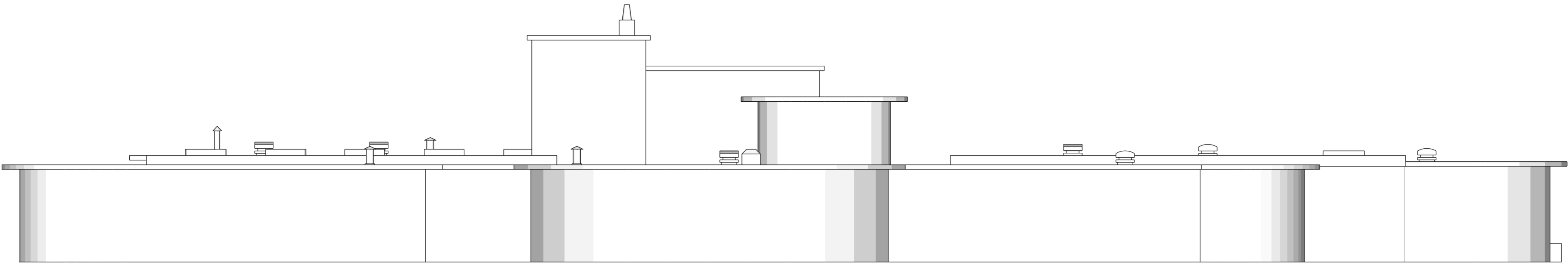
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PLANNING REFERENCE	20/00179/PP
CLIENT	Cardross Golf Club
TITLE	Existing Roof Plan

Cardross Golf Club, Main Road, Cardross, Dumbarton, G82 5LB



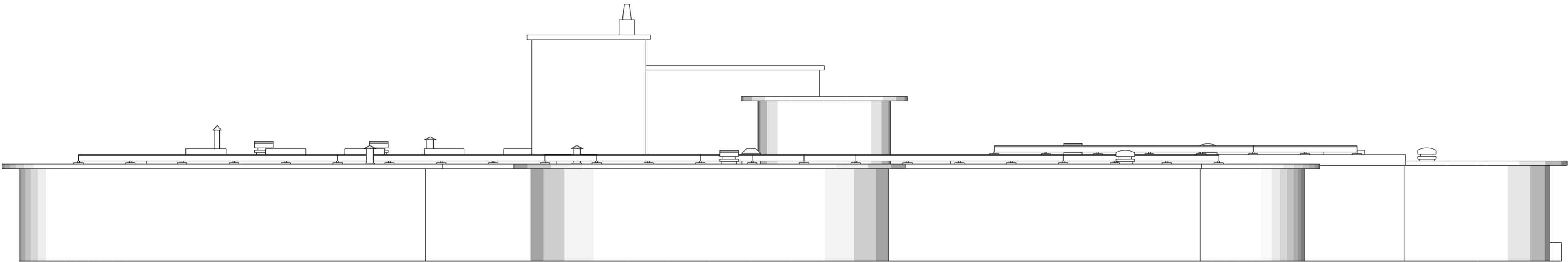
Map area bounded by: 234701,677371 234843,677513. Produced on 05 May 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/453330/614646



Existing NE Elevation (Rear)

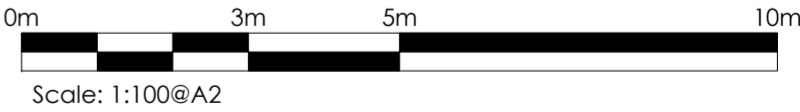
Argyll and Bute Council
REFUSED by the PLANNING AUTHORITY
Relative to Application No:
20/00179/PP

Fergus Murray
Head of Development and Economic Growth
1 October 2020



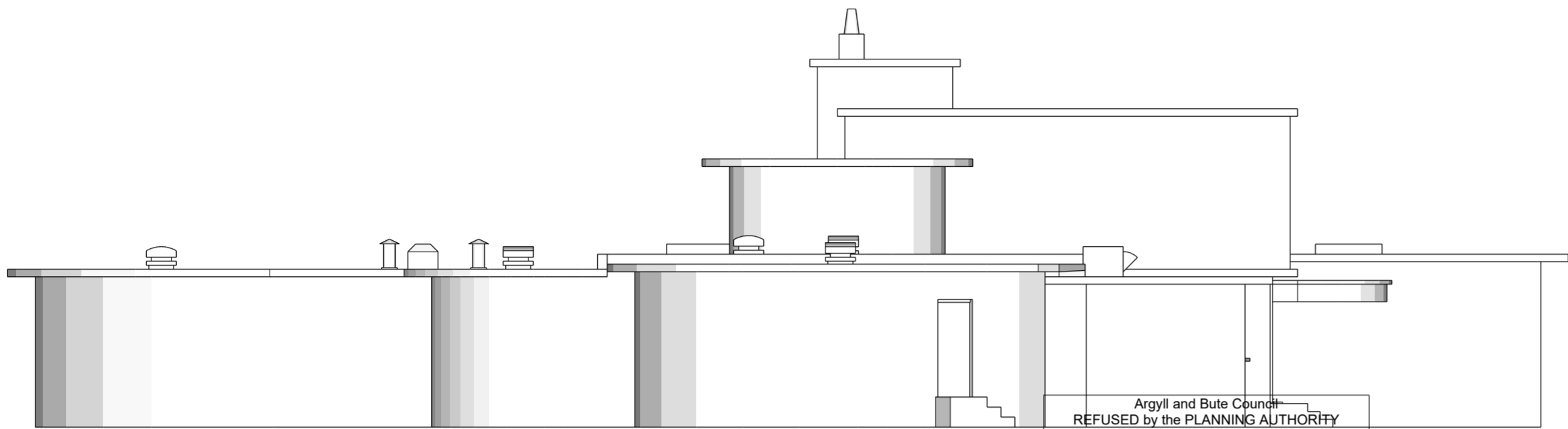
Proposed NE Elevation (Rear)

Notes:
Do not scale from this drawing.
All dimensions to be checked on site.



DATE	21/04/2020	DRAWN BY	LL	REVISION	001	SCALE	1: 100 @ A2	PAGE	3 OF 6
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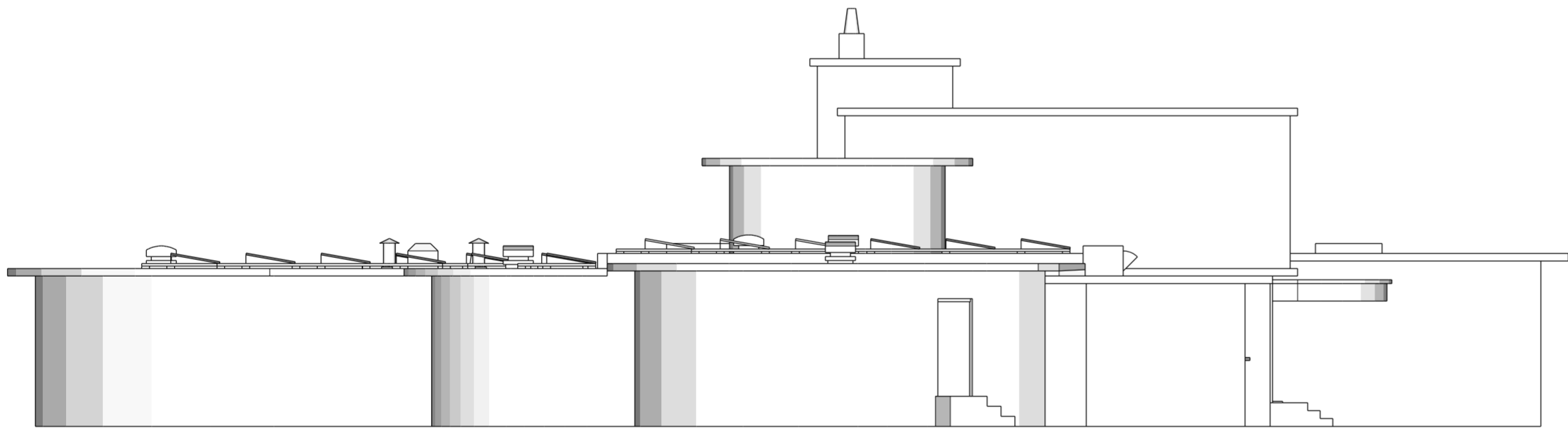
PLANNING REFERENCE	20/00179/PP
CLIENT	Cardross Golf Club
TITLE	Existing and Proposed Elevations



Argyll and Bute Council
REFUSED by the PLANNING AUTHORITY
Relative to Application No:
20/00179/PP

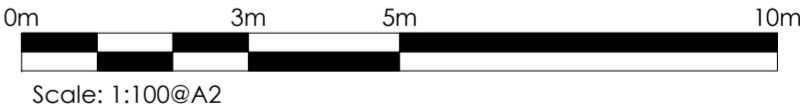
Fergus Murray
Head of Development and Economic Growth
1 October 2020

Existing NW Elevation (Left)

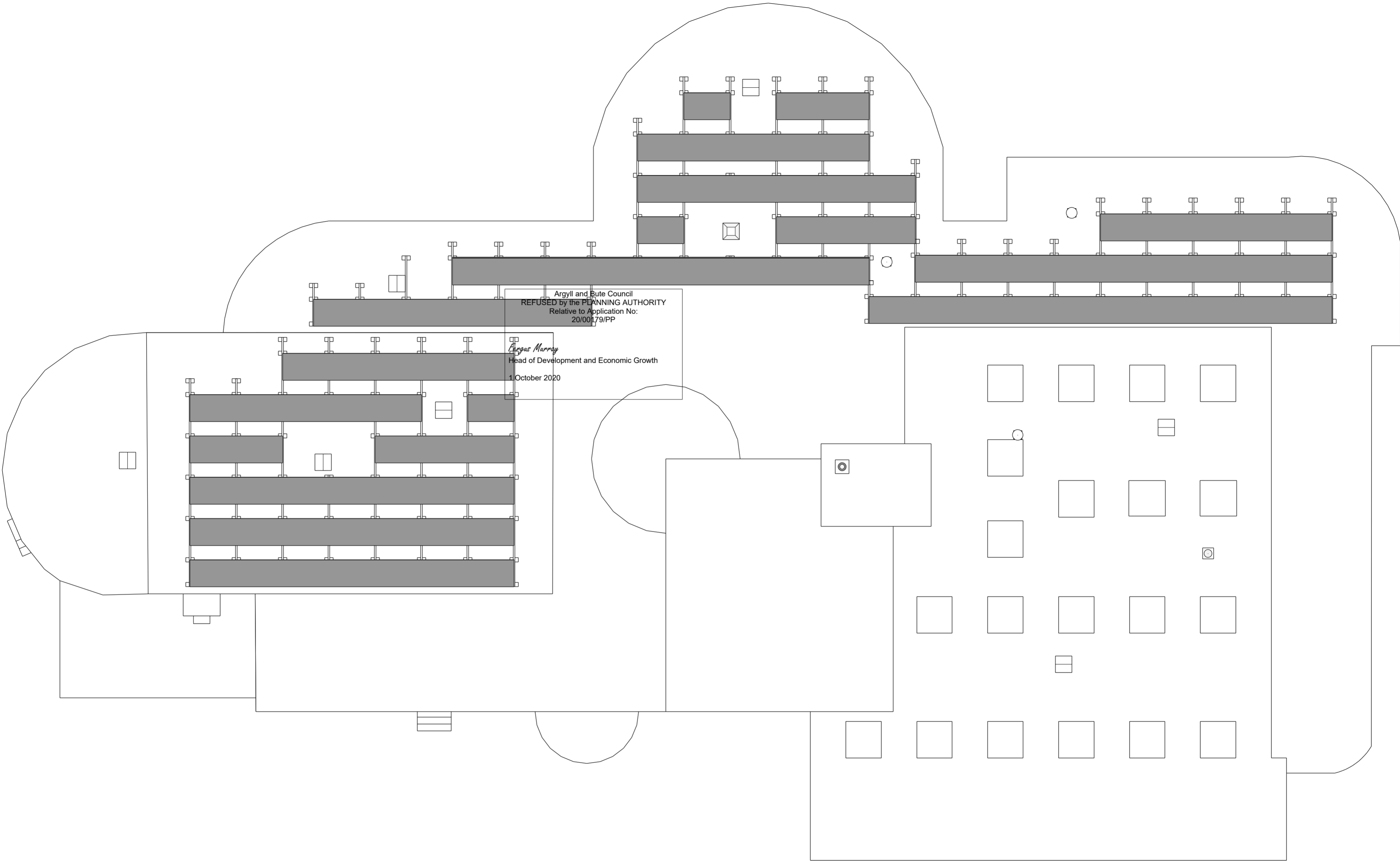


Proposed NW Elevation (Left)

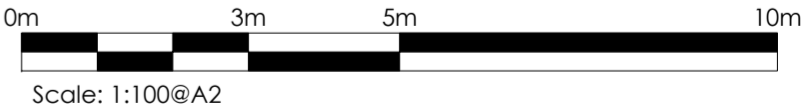
Notes:
Do not scale from this drawing.
All dimensions to be checked on site.



PLANNING REFERENCE				
20/00179/PP				
CLIENT				
Cardross Golf Club				
TITLE				
Existing and Proposed Elevations				
DATE	DRAWN BY	REVISION	SCALE	PAGE
21/04/2020	LL	001	1: 100 @ A2	2 OF 6



Proposed Roof Plan



Notes:
Do not scale from this drawing.
All dimensions to be checked on site.

DATE	21/04/2020	DRAWN BY	LL	REVISION	001	SCALE	1: 100 @ A2	PAGE	6 OF 6
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PLANNING REFERENCE	20/00179/PP
CLIENT	Cardross Golf Club
TITLE	Proposed Roof Plan

THE

Honey

FRAMED 60 LAYOUT MODULE

60 LAYOUT
MULTICRYSTALLINE**285-300W**
POWER OUTPUT RANGE**17.6%**
MAXIMUM EFFICIENCY**0~+5W**
POSITIVE POWER TOLARANCE

Founded in 1997, Trina Solar is the world's leading total solutions provider for solar energy. With local presence around the globe, Trina Solar is able to provide exceptional service to each customer in each market and deliver our innovative, reliable products with the backing of Trina as a strong, bankable brand. Trina Solar now distributes its PV products to over 100 countries all over the world. We are committed to building strategic, mutually beneficial collaborations with installers, developers, distributors and other partners in driving smart energy together.

Comprehensive Products And System Certificates

IEC61215/IEC61730/UL1703/IEC61701/IEC62716
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO14064: Greenhouse gases Emissions Verification
OHSAS 18001: Occupation Health and Safety Management System



PRODUCTS

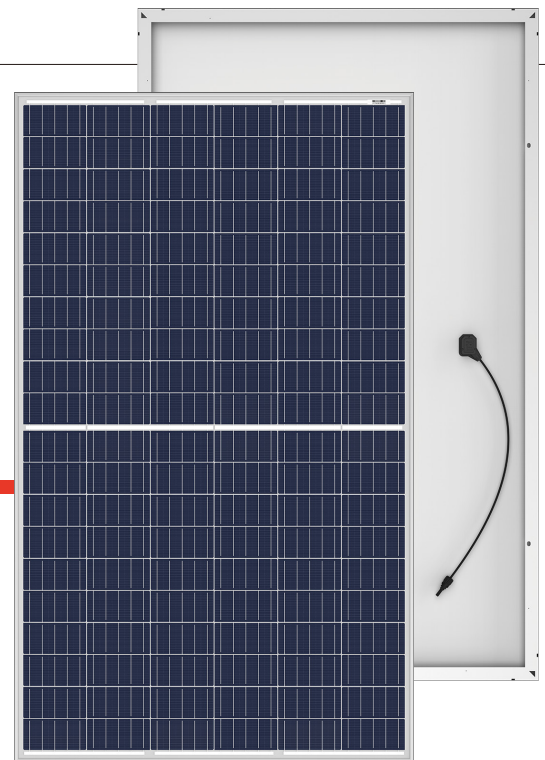
TSM-PE06H

POWER RANGE

285-300W

Argyll and Bute Council
REFUSED by the PLANNING AUTHORITY
Relative to Application No:
20/00179/PP

Fergus Murray
Head of Development and Economic Growth
1 October 2020

**Ideal for large scale installations**

- Reduce BOS cost with higher power bin and 1500V system voltage

**Half-cell design brings higher efficiency**

- Low thermal coefficients for greater energy production at high operating temperature
- Low cell connection power loss due to half-cell layout (120 multicrystalline)

**Highly reliable due to stringent quality control**

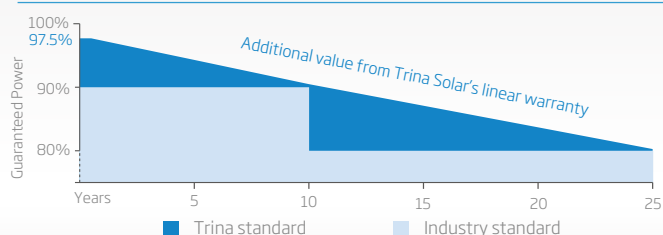
- Over 30 in-house tests (UV, TC, HF etc)
- Internal test requirement of Trina more stringent than certification authority
- PID resistant
- 100% EL double inspection

**Certified to withstand the most challenging environmental conditions**

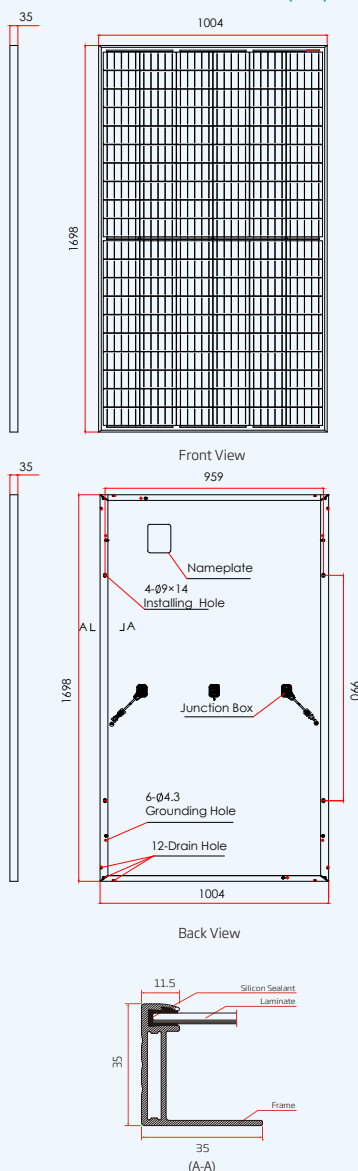
- 2400 Pa negative load
- 5400 Pa positive load
- * 2400/5400 is the measured load, and the safety factor is 1.5 times

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty



DIMENSIONS OF PV MODULE(mm)



ELECTRICAL DATA (STC)

Peak Power Watts-PMAX (Wp) *	285	290	295	300
Power Output Tolerance-PMAX (W)	0 ~ +5			
Maximum Power Voltage-VMPP (V)	31.5	31.8	32.1	32.3
Maximum Power Current-IMPP (A)	9.05	9.12	9.19	9.29
Open Circuit Voltage-VOC (V)	38.8	39.2	39.5	39.8
Short Circuit Current-ISC (A)	9.53	9.60	9.67	9.77
Module Efficiency η_m (%)	16.7	17.0	17.3	17.6

STC: Irradiance 1000W/m², Cell Temperature 25°C, Air Mass AM1.5.
*Measuring tolerance: ±3%.

ELECTRICAL DATA (NMOT)

Maximum Power-PMAX (Wp)	216	219	223	227
Maximum Power Voltage-VMPP (V)	29.8	30.1	30.4	30.6
Maximum Power Current-IMPP (A)	7.24	7.29	7.35	7.42
Open Circuit Voltage-VOC (V)	36.5	36.9	37.2	37.4
Short Circuit Current-ISC (A)	7.69	7.74	7.80	7.88

NMOT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Multicrystalline
Cell Orientation	120 cells (6 × 20)
Module Dimensions	1698 × 1004 × 35 mm (66.85 × 39.53 × 1.38 inches)
Weight	18.7kg (41.2 lb)
Glass	3.2 mm (0.13 inches), High Transmission, AR Coated Heat Strengthened Glass
Encapsulant Material	EVA
Backsheet	White
Frame	35 mm (1.38 inches) Anodized Aluminium Alloy
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm ² (0.006 inches ²), Portrait: N 140mm/P 285mm(5.51/11.22inches) Landscape: N 1200 mm / P 1200 mm (47.24/47.24 inches)
Connector	TS4 / MC4 EV02

TEMPERATURE RATINGS

NMOT (Nominal Module Operating Temperature)	41°C (±3°C)
Temperature Coefficient of PMAX	- 0.38%/°C
Temperature Coefficient of VOC	- 0.31%/°C
Temperature Coefficient of ISC	0.05%/°C

(DO NOT connect Fuse in Combiner Box with two or more strings in parallel connection)

WARRANTY

10 year Product Workmanship Warranty
25 year Linear Power Warranty

(Please refer to product warranty for details)

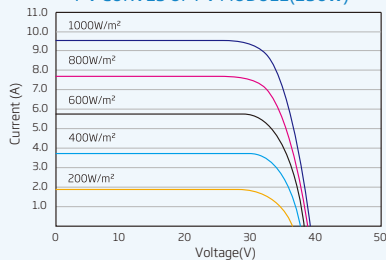
MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC) 1500V DC (UL)
Max Series Fuse Rating	20A

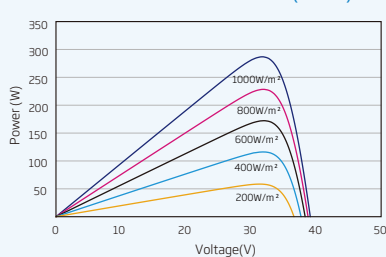
PACKAGING CONFIGURATION

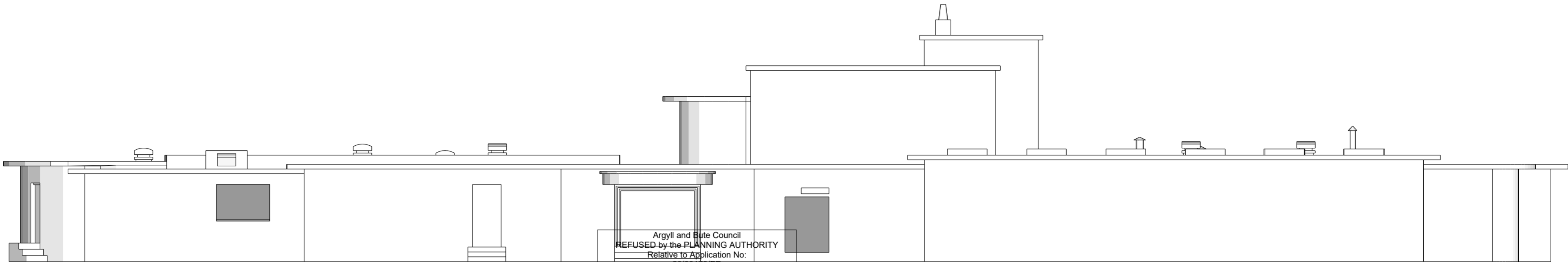
Modules per box: 30 pieces
Modules per 40' container: 720 pieces

I-V CURVES OF PV MODULE(290W)



P-V CURVES OF PV MODULE(290W)

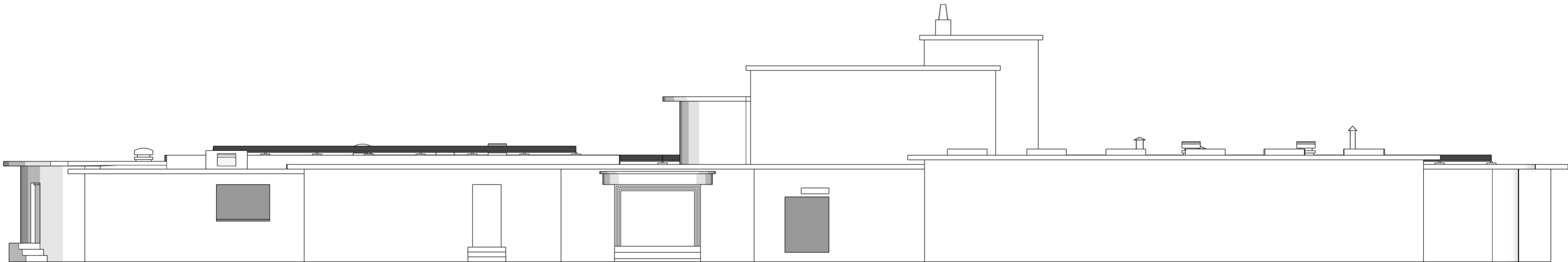




Existing SW Elevation (Front)

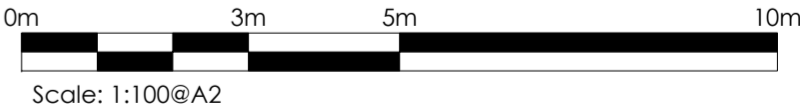
Argyll and Bute Council
REFUSED by the PLANNING AUTHORITY
Relative to Application No:
20/00179/PP

Fergus Murray
Head of Development and Economic Growth
1 October 2020



Proposed SW Elevation (Front)

Notes:
Do not scale from this drawing.
All dimensions to be checked on site.



PLANNING REFERENCE				
20/00179/PP				
CLIENT				
Cardross Golf Club				
TITLE				
Existing and Proposed Elevations				
DATE	DRAWN BY	REVISION	SCALE	PAGE
21/04/2020	LL	001	1: 100 @ A2	1 OF 6



Apex and Bala Council
REFUSED by the PLANNING AUTHORITY
Planning Application No.
2000179/PP

Peter Henry
Head of Development and Economic Growth
4 October 2020

38 East Clyde Street Helensburgh G84 7PG

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

REFUSAL OF PLANNING PERMISSION

REFERENCE NUMBER: 20/00179/PP

**Mr Eric Alexander
Anthony Renwick
Design Works
William Street
Gateshead
United Kingdom
NE10 0JP**

I refer to your application dated 30th January 2020 for planning permission in respect of the following development:

Installation of roof mounted photovoltaic panels

AT:

Cardross Golf Club Main Road Cardross Dumbarton Argyll And Bute

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission for the above development for the **reasons(s) contained in the attached appendix.**

Dated: 1 October 2020



Fergus Murray
Head of Development and Economic Growth

REASONS FOR REFUSAL RELATIVE TO APPLICATION NUMBER: 20/00179/PP

1. The application comprises the installation of 108 solar photovoltaic roof mounted panels covering an area of 176.2 m², each panel measures 1698mm by 1004mm and pitched at a 10 degree angle facing south. The panels are black and cased in aluminium frames. The roof of Cardross Golf Club already has a number of projections. However, the photovoltaics by virtue of their number, appearance, size and positioning are prominent, incongruous features which would project above the existing roof plane. The panels are constructed from modern materials and appear as modern additions, alien and unsympathetic to the historic building. Juxtaposed against the traditional materials and architecture of this Category B listed building they are dominant, visually obtrusive and visually discordant. By placing this number of panels on the roof some of the historic fabric of the building is covered and lost, which has a detrimental impact on the character and appearance of this Category B listed building. This is contrary to Policy LDP 9 - Development Setting, Layout and Design and supplementary guidance SG LDP ENV 16(a) - Development Impact on Listed Buildings and SG LDP - Sustainable Siting and Design Principles of the Argyll and Bute Local Plan, all of which state inter alia that development which adversely affects the character and appearance of the historic environment or a listed building will be resisted.

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 20/00179/PP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to localreviewprocess@argyll-bute.gov.uk
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land, in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

APPENDIX TO DECISION NOTICE

Appendix relative to application: 20/00179/PP

- A. Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended):

Planning Obligation Not Required

- B. Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

No

- C. Is the proposal a departure from the Development Plan:

No

- D. Summary justification statement for refusal of planning permission

The proposal is considered to be contrary to policy LDP ENV 16(a) - Development Impact on Listed Buildings of the Argyll and Bute Local Development Plan 2015, and there are no other material considerations of sufficient significance to indicate that it would be appropriate to grant planning permission in this instance as a departure to the Development Plan having regard to s25 of the Act.

STATEMENT OF CASE

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

20/0012/LRB

**REFUSAL OF PLANNING PERMISSION FOR
INSTALLATION OF ROOF MOUNTED PHOTOVOLTAIC PANELS**

CARDROSS GOLF CLUB, MAIN ROAD, CARDROSS, ARGYLL AND BUTE.

STATEMENT OF CASE

The Planning Authority is Argyll and Bute Council ('the Council'). The appellant is Mr Eric Alexander of Cardross Golf Club ("the appellant").

Planning permission 20//00179/PP for the installation of roof mounted photovoltaic panels at Cardross Golf Club, Main Road, Cardross, Dumbarton, Argyll And Bute, G82 5LB ("the appeal site") was refused by the Planning Service under delegated powers on 1st October 2020.

The planning application has been appealed and is subject of referral to a Local Review Body.

DESCRIPTION OF SITE

The site is a local golf clubhouse, the proposals are located on the flat roof of the clubhouse which is a Cat B Listed building, the surrounding area is Greenbelt, located outwith the Conservation Area and adjacent to established residential dwellings.

The application comprises the installation of 108 solar photo voltaic roof mounted panels covering an area of 176.2 m², each panel measures 1698mm by 1004mm and pitched at a 10 degree angle facing south. The panels are set back from the edges of the building, are black and cased in aluminium frames.

The photo voltaics by virtue of their number, appearance, size and positioning were considered prominent, incongruous features which would project above the existing roof plane. The panels are constructed from modern materials and appear as modern additions, alien and unsympathetic to the historic building. Juxtaposed against the traditional materials and architecture of this Category B listed building they were considered dominant, visually obtrusive and visually discordant.

By placing this number of panels on the roof, some of the historic fabric of the building is covered and lost which has a detrimental impact on the character and appearance of this Category B listed building. This was considered contrary to Policy LDP 9 - Development Setting, Layout and Design and supplementary guidance SG LDP ENV 16(a) - Development Impact on Listed Buildings and SG LDP - Sustainable Siting and Design Principles of the Argyll and Bute Local Plan, all of which state inter alia that development which adversely affects the character and appearance of the historic environment or a listed building will be resisted. Accordingly planning permission, and Listed Building consent, was refused.

The Report of Handling (Appendix 1) sets out the Council's full assessment of the application in terms of Development Plan policy and other material considerations.

STATUTORY BASIS ON WHICH THE APPEAL SHOULD BE DECIDED

Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that where, in making any determination under the Planning Act, regard is to be had to the development plan, and all other material planning considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. This is the test for this application.

REQUIREMENT FOR ADDITIONAL INFORMATION AND A HEARING

It is not considered that any additional information is required in light of the appellant's submission. The issues raised were assessed in the Report of Handling which is contained in Appendix 1. As such it is considered that Members have all the information they need to

determine the case. Given the above and that the proposal is small-scale, has no complex or challenging issues, and has not been the subject of any significant public representation, it is not considered that a Hearing is required.

STATEMENT OF APPELLANTS CASE

Argyll and Bute Council considers the determining issues in relation to the appellant's case are as follows:

- 1. The planning process hasn't been given due care and attention.**
- 2. An array of this size is very minimal, especially as other roof obstructions sit higher on the roof.**
- 3. The panels are not visible from the front or rear of the building.**
- 4. There is no other viable location for the panels.**

COMMENT ON APPELLANT'S SUBMISSION

- 1. The planning process hasn't been given due care and attention.**

This planning application was determined under the delegated Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle. The decision making process was made following the Argyll and Bute Council Constitution, PART C SCHEME OF ADMINISTRATION AND DELEGATIONS para 2.5 Planning, Protective Services and Licensing Committee. The Council disagrees that due care and attention was not given.

- 2. An array of this size is very minimal, especially as other roof obstructions sit higher on the roof.**

An analysis of the roof, where the panels are to be located, and its structures finds that it comprises mainly of small vents, flues and a few rooflights. These sit above roof level, but are very small in scale and do not overwhelm or dominate the roof surface as the proposed panels do. The Council considers that the array of panels, 108 solar photo voltaic roof mounted panels covering an area of 176.2 m² are not minimal as they will occupy all of the developable roof space of the building and not screened by way of any parapet

- 3. The panels are not visible from the front or rear of the building.**

Scottish Historic Environment Policy 2011 Managing Change Guidance Notes para 5.3 provides additional advice on new external fixtures to Listed Buildings. It explains that new fixtures must be sited to minimise impact on the architectural integrity and fabric of the building. Secondary elevations, outbuildings and roof valleys or flats that are out of sight from principal views can often accommodate new fixtures without significant impact. Close attention to the routing of any associated cabling or pipework away from principal elevations and features will help to minimise the visual effect of new equipment.

The panels are located on the northern, western and southern edges of the roof, these are all edges of the building where the public have passer by access in terms of walking, driving and golfing. From a distance further back, i.e. within the street scene of Main Rd, and from within the course greens, the views of the roof are more noticeable which compound the issue of appearing as modern additions, alien and unsympathetic to the historic building.

The panels, due to their height, position and colour will be visible on these approaches to the building at these locations and considered prominent, incongruous features. The Council disagrees with the appellant's statement and considers the panels to be visible from the front and rear of the building.

4. There is no other viable location for the panels.

Before a final decision to refuse was made, the appellant was asked to consider alternative locations for the panels. The appellant did not advise if this had been done. Moreover, no examination was undertaken by the applicant to explore and discount alternative renewable installations such as ground source heat pumps, wind turbines located throughout the course greens or hydroelectric generation from the adjacent Kilmahew burn etc The Council therefore disagrees with the appellant's statement and considers there are alternative options for renewable energy schemes in this location.

Scottish Historic Environment Policy 2011 Managing Change Guidance Notes also explains that if a new fixture is necessary and no alternative to a prominent elevation is appropriate then it should be discreetly located without damaging any architectural feature. The Council considers this could be possible by way of a reduction in the number of panels and also by way of parapet screening.

CONCLUSION

Section 25 of the Town and Country Planning Act 1997 requires that all decisions be made in accordance with the development plan unless material considerations indicate otherwise.

Taking all of the above into consideration, as set out above, it remains the view of the Planning Service, as set out in the Report of Handling appended to this statement, that the proposed site does not represent an appropriate opportunity for development and the reason for refusal still stands;

The application comprises the installation of 108 solar photovoltaic roof mounted panels covering an area of 176.2 m², each panel measures 1698mm by 1004mm and pitched at a 10 degree angle facing south. The panels are black and cased in aluminium frames. The roof of Cardross Golf Club already has a number of projections. However, the photovoltaics by virtue of their number, appearance, size and positioning are prominent, incongruous features which would project above the existing roof plane. The panels are constructed from modern materials and appear as modern additions, alien and unsympathetic to the historic building. Juxtaposed against the traditional materials and architecture of this Category B listed building they are dominant, visually obtrusive and visually discordant. By placing this number of panels on the roof some of the historic fabric of the building is covered and lost, which has a detrimental impact on the character and appearance of this Category B listed building. This is contrary to Policy LDP 9 - Development Setting, Layout and Design and supplementary guidance SG LDP ENV 16(a) - Development Impact on Listed Buildings and SG LDP - Sustainable Siting and Design Principles of the Argyll and Bute Local Plan, all of which state inter alia that

development which adversely affects the character and appearance of the historic environment or a listed building will be resisted.

The proposal is therefore still considered to be contrary to policy LDP ENV 16(a) - Development Impact on Listed Buildings of the Argyll and Bute Local Development Plan 2015, and there are no other material considerations of sufficient significance to indicate that it would be appropriate to grant planning permission in this instance as a departure to the Development Plan having regard to s25 of the Act.

Taking account of the above, it is respectfully requested that the application for review be dismissed.

Appendix 1 - The Report of Handling

Argyll and Bute Council

Development and Infrastructure Services

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 20/00179/PP

Planning Hierarchy: Local Application

Applicant: Mr Eric Alexander

Proposal: Installation of roof mounted photovoltaic panels

Site Address: Cardross Golf Club Main Road Cardross Dumbarton Argyll And Bute
G82 5LB

DECISION ROUTE

Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997

(A) THE APPLICATION

i) Development Requiring Express Planning Permission

Installation of roof mounted photovoltaic panels

(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be refused subject to the reasons appended to this report.

(C) HISTORY:

97/00164/DET Resiting of fuel storage tank 12.03.1997

05/02296/DET Erection of 7.2 metre fence 28.07.2006

08/02118/DET Erection of shelter for four practice bays.13.01.2009

11/00941/TPO Proposed crowning of 3 no trees.19.07.2011

20/00945/LIB Installation of roof mounted photovoltaic panels

(D) CONSULTATIONS:

Historic Environment Scotland were consulted as part of the Listed Building application assessment.

Council Heritage Officer. 20/7/20 – Objection. Proposals does not respect the original building structure in terms of its design, and as the listing description talks about its stream-lined angular form, I do not think that the panels respect this design.

(E) PUBLICITY:

Advert Type: Regulation 20 Advert Local Application

Expiry Date: 11.06.2020

(F) REPRESENTATIONS: None

(G) SUPPORTING INFORMATION

- i) Environmental Statement: Not Required.
- ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: N
- iii) A design or design/access statement: N
- iv) A report on the impact of the proposed development e.g. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: List below N/a

(H) PLANNING OBLIGATIONS

None Required

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

- (i) List of all Development Plan Policy considerations taken into account in assessment of the application.

Argyll and Bute Local Development Plan

Policy LDP STRAT 1 – Sustainable Development.

Policy LDP DM 1 – Development within the Development Management Zones

Policy LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment

Policy LDP 6 – Supporting the Sustainable Growth of Renewables

Policy LDP 9 – Development Setting, Layout and Design

Policy LDP 10 – Maximising our Resources and Reducing our Consumption.

Supplementary Guidance

SG LDP ENV 16(a) - Development Impact on Listed Buildings

SG LDP - Sustainable Siting and Design Principles

(ii) List of all other material planning considerations taken into account in the assessment of the application

SPP

Scottish Historic Environment Policy 2011 Managing Change Guidance Notes

LDP Key Objectives A and E

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment No EIA

(L) Has the application been subject of statutory pre-application consultation (PAC):
No Pre-application consultation required

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for hearing: No

(P) Assessment and summary of determining issues and material considerations:
Planning permission is sought for the installation of roof mounted photovoltaic panels at Cardross Golf Club, Main Road Cardross. The proposals are located on the flat roof of the clubhouse which is a Cat B Listed building, the surrounding area is Greenbelt, located outwith the Conservation Area and adjacent to established residential dwellings.

The application comprises the installation of 108 solar photo voltaic roof mounted panels covering an area of 176.2 m², each panel measures 1698mm by 1004mm and pitched at a 10 degree angle facing south. The panels are set back from the edges of

the building, are black and cased in aluminium frames. It should be noted that the number of panels are more than originally presented to the Council as part of a pre-application opinion.

The application proposals are located within the Greenbelt in which Policy LDP DM1– Development within the Development Management Zones provides encouragement to sustainable forms of development. Within the Greenbelt encouragement will only be given to very limited and specific categories of countryside based development. These comprise: (v) Demolition and replacement of buildings and alterations or extensions of such buildings, including dwelling-houses, subject to no change of use occurring. The proposal is considered as an alteration of an existing building with no change of use occurring and in accordance with this Policy.

Policies LDP STRAT 1, LDP 6 and LDP 10 of the Development Plan lend encouragement to small-scale renewable energy proposals and recognise their potential to improve the energy efficiency of our building stock, meet the Scottish Government's targets for renewable energy generation and reduce unsustainable resource consumption. However, each of these policies would only encourage such proposals where there would be no unacceptable adverse impact upon the historic environment and built heritage. Additionally, policies LDP 3 and LDP 9 specifically seek to protect these assets: Supplementary guidance SG LDP ENV 16(A) states that all developments that affect listed buildings or their settings must...be of the highest quality, and respect the original structure in terms of setting, scale, design and materials".

Historic Environment Scotland provides more detailed guidance to planning authorities via SHEP and Managing Change guidance. The latter states that: "Wherever possible, solar micro-renewable developments should be installed on inconspicuous areas of a roof, such as the inner slopes of a roof valley, or where a flat roof is obscured by a parapet" - on the basis that panels ought not to unreasonably degrade the appearance of the host building or impinge upon the setting of other historic buildings or conservation areas.

Although the application site is not located within the Conservation Area, it does have aspects to/from and requires assessment under the relevant policy. Having regard to the above it is considered that the proposed solar PV panels will have a detrimental impact upon visual amenity to the surrounding established residential area and the adjacent Conservation Area as they are clearly visible from adjacent upper floor windows and at the rear of the building. By doing so they are contrary to SG LDP ENV 17 - Development in Conservation Areas and Special Built Environment Areas which seeks to protect the special visual quality of this sensitive area.

The listed building status describes the building as an important golf club of the post-war building period, built in the modern style. There are very few Modernist golf clubhouses in the country drawing from Art-Deco 1930s architecture with its streamlined, angular plan-form and large bowed-windowed communal rooms facing towards the golf course. The combination of the Deco and Modernist style distinguish the building as a rare and distinctive example of its building type in the early post-war building period.

The application comprises the installation of 108 solar photovoltaic roof mounted panels covering an area of 176.2 m², each panel measures 1698mm by 1004mm and pitched at a 10 degree angle facing south. The panels are black and cased in aluminium frames. The roof of Cardross Golf Club already has a number of projections. However, the photovoltaics by virtue of their number, appearance, size and positioning are prominent, incongruous features which would project above the existing roof plane. The panels are constructed from modern materials and appear as modern additions, alien and unsympathetic to the historic building. Juxtaposed against the traditional materials and architecture of this Category B listed building they are dominant, visually obtrusive and visually discordant. By placing this number of panels on the roof some of the historic fabric of the building is covered and lost, which has a detrimental impact on the character and appearance of this Category B listed building. This is contrary to Policy LDP 9 - Development Setting, Layout and Design and supplementary guidance SG LDP ENV 16(a) - Development Impact on Listed Buildings and SG LDP - Sustainable Siting and Design Principles of the Argyll and Bute Local Plan, all of which state inter alia that development which adversely affects the character and appearance of the historic environment or a listed building will be resisted.

(Q) Is the proposal consistent with the Development Plan: No

The proposal is considered to be contrary to policy LDP ENV 16(a) - Development Impact on Listed Buildings of the Argyll and Bute Local Development Plan 2015, and there are no other material considerations of sufficient significance to indicate that it would be appropriate to grant planning permission in this instance as a departure to the Development Plan having regard to s25 of the Act.

(R) Reasons why Planning Permission or a Planning Permission in Principle should be refused.

The application comprises the installation of 108 solar photovoltaic roof mounted panels covering an area of 176.2 m², each panel measures 1698mm by 1004mm and pitched at a 10 degree angle facing south. The panels are black and cased in aluminium frames. The roof of Cardross Golf Club already has a number of projections. However, the photovoltaics by virtue of their number, appearance, size and positioning are prominent, incongruous features which would project above the existing roof plane. The panels are constructed from modern materials and appear as modern additions, alien and unsympathetic to the historic building. Juxtaposed against the traditional materials and architecture of this Category B listed building they are dominant, visually obtrusive and visually discordant. By placing this number of panels on the roof some of the historic fabric of the building is covered and lost, which has a detrimental impact on the character and appearance of this Category B listed building. This is contrary to Policy LDP 9 - Development Setting, Layout and Design and supplementary guidance SG LDP ENV 16(a) - Development Impact on Listed Buildings and SG LDP - Sustainable Siting and Design Principles of the Argyll and Bute Local Plan, all of which state inter alia that development which adversely affects the character and appearance of the historic environment or a listed building will be resisted.

(S) Reasoned justification for a departure to the provisions of the Development Plan: No Departure

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Frazer MacLeod

Date: 30/9/20

Reviewing Officer:



Howard Young

Dated: 01.10.2020



Fergus Murray

Head of Development and Economic Growth

REASONS RELATIVE TO APPLICATION: 20/00179/PP

1. The application comprises the installation of 108 solar photovoltaic roof mounted panels covering an area of 176.2 m², each panel measures 1698mm by 1004mm and pitched at a 10 degree angle facing south. The panels are black and cased in aluminium frames. The roof of Cardross Golf Club already has a number of projections. However, the photovoltaics by virtue of their number, appearance, size and positioning are prominent, incongruous features which would project above the existing roof plane. The panels are constructed from modern materials and appear as modern additions, alien and unsympathetic to the historic building. Juxtaposed against the traditional materials and architecture of this Category B listed building they are dominant, visually obtrusive and visually discordant. By placing this number of panels on the roof some of the historic fabric of the building is covered and lost, which has a detrimental impact on the character and appearance of this Category B listed building. This is contrary to Policy LDP 9 - Development Setting, Layout and Design and supplementary guidance SG LDP ENV 16(a) - Development Impact on Listed Buildings and SG LDP - Sustainable Siting and Design Principles of the Argyll and Bute Local Plan, all of which state inter alia that development which adversely affects the character and appearance of the historic environment or a listed building will be resisted.

APPENDIX TO DECISION NOTICE

Appendix relative to application: 20/00179/PP

- A. Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended):** Planning Obligation Not Required
- B. Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.** No
- C. Is the proposal a departure from the Development Plan:** no
- D. Summary justification statement for refusal of planning permission**

The proposal is considered to be contrary to policy LDP ENV 16(a) - Development Impact on Listed Buildings of the Argyll and Bute Local Development Plan 2015, and there are no other material considerations of sufficient significance to indicate that it would be appropriate to grant planning permission in this instance as a departure to the Development Plan having regard to s25 of the Act.

Appendix 2 – Background Papers

Policy LDP 9 - Development Setting, Layout and Design

https://www.argyll-bute.gov.uk/sites/default/files/written_statement_0.pdf

SG LDP ENV 16(a) - Development Impact on Listed Buildings

SG LDP - Sustainable Siting and Design Principles

[https://www.argyll-](https://www.argyll-bute.gov.uk/sites/default/files/supplementary_guidance_adop)

[bute.gov.uk/sites/default/files/supplementary_guidance_adop](https://www.argyll-bute.gov.uk/sites/default/files/supplementary_guidance_adop)
[ted_march_2016_env_9_adde](https://www.argyll-bute.gov.uk/sites/default/files/supplementary_guidance_adop)
[d_june_2016_0.pdf](https://www.argyll-bute.gov.uk/sites/default/files/supplementary_guidance_adop)

Schedule 2 of the Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013

<https://www.legislation.gov.uk/ssi/2013/155/contents>

Argyll and Bute Council Constitution, PART C SCHEME OF ADMINISTRATION AND
DELEGATIONS

https://www.argyll-bute.gov.uk/sites/default/files/constitution_part_c_2.pdf

Scottish Historic Environment Policy 2011 Managing Change Guidance Notes para 5

[https://www.historicenvironment.scot/archives-and-](https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=71d48aa8-745f-4b14-93a4-a60b008f8feb)
[research/publications/publication/?publicationId=71d48aa8-745f-4b14-93a4-a60b008f8feb](https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=71d48aa8-745f-4b14-93a4-a60b008f8feb)