



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/20/004/HH **Date Application Registered:** 4th February 2020

Applicant: Pam Beresford-Smith
The Parsonage
Middle Town
St Agnes
Isles Of Scilly
TR22 0PL

Site address: Glebe Barn Middle Town St Agnes Isles of Scilly TR22 0PL
Proposal: Addition of solar panels to the south-east facing pitched roof of Glebe Barn, a single storey two-bedroom holiday let in the curtilage of the Grade 2 listed building called The Parsonage (Affects setting of a Listed Building).

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Drawing 2, Proposed Layout, South West Elevation Plan, Date Stamped 23/01/2020**
- **Q.Peak Duo-G6 340-355 Solar Panel Specification, Date Stamped 23/01/2020**
- **Site Plan, Date Stamped 23/01/2020**
- **Location Plan, Date Stamped 23/01/2020**
- **Design and Access Statement, Date Stamped 23/01/2020**

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Submission Draft Isles of Scilly Local Plan 2005 and Policy OE7(6) of the Isles of Scilly Local Plan (2015-2030).

C3 The Solar panels hereby permitted shall be permanently removed upon redundancy for their dedicated purpose and the building reinstated to its former condition within

a period of six months unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Solar panels [and equipment] have been permitted for a dedicated purpose and, if no longer needed, should be removed from this part of the Islands in the interests of the visual amenities of the area and the setting of the adjacent Grade II Listed Building, in accordance with Policy SS8(2) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

C4 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2019.
2. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
3. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately, and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately, and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed: 

Senior Officer, Planning and Development Management

Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 31st March 2020



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎0300 1234 105

✉planning@scilly.gov.uk

Dear Pam Beresford-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/20/004/HH and the accompanying conditions have been read and understood by the applicant: Pam Beresford-Smith.

- 1. Development of the approved plans:** Addition of solar panels to the south-east facing pitched roof of Glebe Barn, a single storey two-bedroom holiday let in the curtilage of the Grade 2 listed building called The Parsonage (Affects setting of a Listed Building) at Glebe Barn Middle Town St Agnes Isles of Scilly TR22 0PL will commence **on:** (insert date)
.....

- ~~1. I am/we are aware of any conditions that need to be discharged before works commence.~~
- ~~2. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.~~

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

Design and Access Statement re solar panels for Glebe Barn at The Parsonage, St Agnes

This application is for installation of roof mounted solar panels on the south east side of Glebe Barn, an unlisted building located within the curtilage of the Grade II listed building called The Parsonage, St Agnes, Isles of Scilly. The estimated annual output of the installation is approx 6800kWh which equates approximately to a 3t saving of carbon dioxide. It is hoped that the works will gain approval for part funding by the Business Energy Efficiency Scheme (BEES), a project supported by funds from central government Local Growths Fund administered by the Cornwall and Isles of Scilly Local Enterprise Partnership.

No panels are proposed for the north west facing side of the pitched roof.

Layout - Two strings of 13 x 345W panels will be arranged in two rows running from south west to north east as shown in Drawing 2 of this application. The panels will not be replacing any part of the roof but will instead be fixed over it and at the end of life can be removed, leaving the original roof intact.

Design - The design is a simple collection of non reflective Q Cells solar panels. The roof measures 4 metres from eaves height to ridge height and is 14 metres in length. The total number of panels will be 26 mounted on simple metal frames upon the existing roof slope. The solar panel approximate area is 46.5 sq.m.

Scale - The scale of development has been determined by the equipment necessary to efficiently generate renewable energy. The south east elevation of the barn with the panels faces inwards towards the orchard in The Parsonage grounds. As shown on the photo forming part of this application, only the south west edge of the solar panels would be visible to the public from a 12 metre long stretch of Old Lane and this would not detract from the overall special character of the surrounding conservation area. All other elevations are seen only from farmland fields which are not accessible to the public.

Landscaping - No alterations to landscaping are proposed.

Appearance The proposed solar PV panels would be located on the roof

of Glebe Barn as per drawing 2 of this application. The individual Q Cells panels have a sleek black finish using non-reflective materials and would cover approximately 83% of the roof area as per the attached plans. The detailed appearance of the panels is described in the Q Cells data-sheet included as part of this application. Cables and boxes will be located inside the barn building.

Access - For the purposes of installation, vehicular access to the location will be from Old Lane.

Maintenance - The life expectancy for roof top an solar PV is between 25 and 30 years and good maintenance could increase this.

Planning Policy

At the national level, the National Planning Policy Framework (NPPF) 2019 has a presumption in favour of sustainable development.

Chapter 15 of the NPPF relates to the conservation and enhancement of the natural environment. Paragraph 172 advises that great weight should be given to conserving the landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection. The conservation of wildlife and cultural heritage are important considerations. Chapter 16 relates to conserving and enhancing the historic environment and paragraph 192 states: In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

At the local level, the Isles of Scilly Local Plan 2005 Policy 1 relates to environmental protection and seeks to permit development proposal only where they respect and protect the recognised quality of the island's natural, archaeological, historic and built environment. Proposals should (a) conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the heritage coast, (b) preserve nationally important archaeological remains and their settings; (c) preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed

buildings, including their features and settings.

Policy 2 relates to Sustainable Development on the islands and seeks to permit development in situations where the development contributes to the sustainability of the islands' environment, economy or local community. Policy 2(a) requires development to ensure, conserve or enhance the landscape, coastline, seascape and existing buildings of the islands through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping.

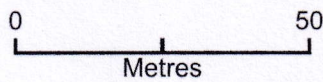
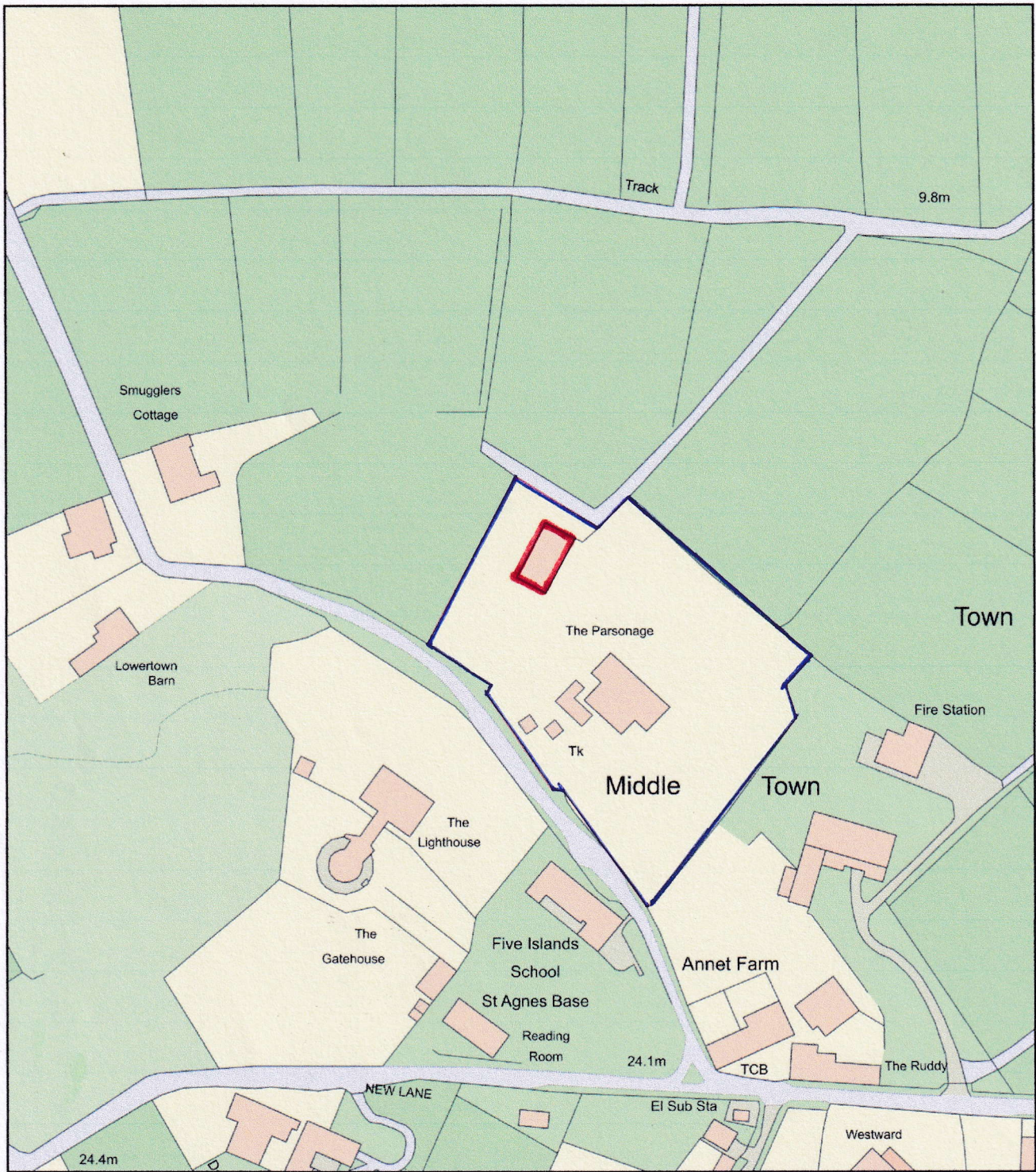
Policy 6 relates to infrastructure for sustainable communities and states development proposals, in keeping with the particular scale and character of the islands, will be supported where they are, amongst other things, for renewable energy projects.

Also, the Isles of Scilly Design Guide 2007, part of the local Development Plan, says that "It is important that the nature of the surrounding area is understood and reflected in any development proposal."

Finally, the Draft Isles of Scilly Local Plan 2015-2030 describes a range of policies designed to protect the landscape character as well as the natural and historic environment. This draft document also contains policies for renewable energy and recognises that renewable energy generation for the islands will improve the reliability of the islands' electricity supply. The Government has set a UK target to deliver 15% of the UK's energy consumption from renewable sources by 2020. At a local level, the Smart Island programme establishes a target that seeks to achieve a 40% reduction in energy bills for residents by 2025, and for 40% of island energy demands to be met through renewable generation by 2025. This planning application is the first stage of a proposed grant application for renewable energy generation at The Parsonage as part of the Smart Island programme.

In conclusion, in designing this project we believe we have taken on board the context of this site and feel the proposal is justified under local and national policies.

Location Plan - The Parsonage, St Agnes, Isles of Scilly, TR22 0PL



Plan Produced for: P Beresford-Smith

Date Produced: 09 Nov 2019

Plan Number/Project ID: TQRQM193 3142300097

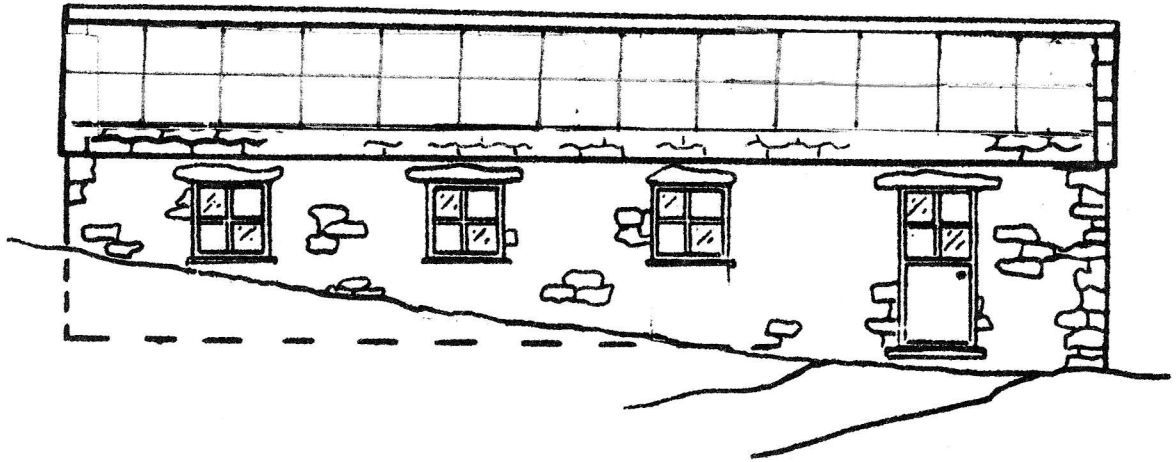
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APPROVED

By Lisa Walton at 3:49 pm, Mar 31, 2020

Glebe Barn, The Parsonage, St Agnes,

Isles of Scilly TR22 0PL



Drawing 3: Proposed South-east Elevation

Scale 1:100 at A4

22 January 2020

For Mr and Mrs Beresford-Smith application for solar panels on Glebe Barn

APPROVED

By Lisa Walton at 3:50 pm, Mar 31, 2020

APPROVED

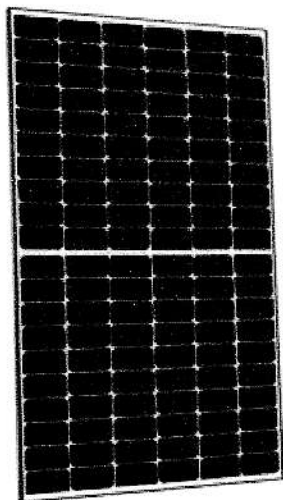
By Lisa Walton at 3:51 pm, Mar 31, 2020

powered by

Q.ANTUM DUO

Q.PEAK DUO-G6 340-355

ENDURING HIGH
PERFORMANCE



Q.ANTUM TECHNOLOGY: LOW LEVELISED COST OF ELECTRICITY

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 20.1%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.QTM.



EXTREME WEATHER RATING

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (~1500V, 168h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



Rooftop arrays on residential buildings



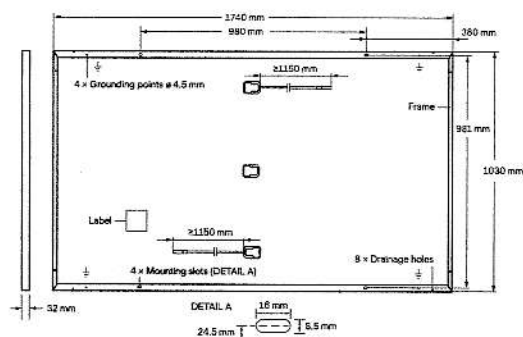
Rooftop arrays on commercial/industrial buildings

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	1740 mm × 1030 mm × 32 mm (including frame)
Weight	19.9 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 20 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 1150 mm, (-) ≥ 1150 mm
Connector	Stäubli MC4, Amphenol UTX, Renhe 05-6, Tongling TL-Cable01S, JMTHY JM601; IP68 or Friends PV2e; IP67



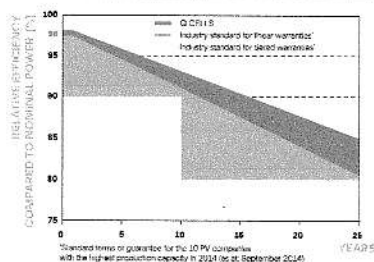
ELECTRICAL CHARACTERISTICS

POWER CLASS			340	345	350	355
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)						
Minimum	Power at MPP ¹	P_{MPP} [W]	340	345	350	355
	Short Circuit Current ¹	I_{SC} [A]	10.68	10.73	10.79	10.84
	Open Circuit Voltage ¹	V_{OC} [V]	40.24	40.49	40.73	40.98
	Current at MPP	I_{MPP} [A]	10.16	10.22	10.27	10.33
	Voltage at MPP	V_{MPP} [V]	33.45	33.76	34.07	34.38
	Efficiency ¹	η [%]	≥ 19.0	≥ 19.3	≥ 19.5	≥ 19.8
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²						
Minimum	Power at MPP	P_{MPP} [W]	254.5	258.2	261.9	265.7
	Short Circuit Current	I_{SC} [A]	8.60	8.65	8.69	8.74
	Open Circuit Voltage	V_{OC} [V]	37.94	38.17	38.41	38.65
	Voltage at MPP	V_{MPP} [V]	31.81	32.10	32.40	32.69

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} , $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 G according to IEC 60904-3 • 800 W/m², NMOT, spectrum AM 1.5 G

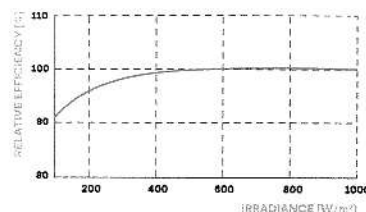
Q CELLS PERFORMANCE WARRANTY

PERFORMANCE AT LOW IRRADIANCE



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.36	Normal Module Operating Temperature	NMOT [°C]	43 ± 3

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage	V_{MS} [V]	1000	Safety Class	II
Maximum Reverse Current	I_0 [A]	20	Fire Rating	C
Max. Design Load, Push / Pull	[Pa]	3600 / 2667	Permitted Module Temperature on Continuous Duty	-40 °C - +85 °C
Max. Test Load, Push / Pull	[Pa]	5400 / 4000		

QUALIFICATIONS AND CERTIFICATES

VDE Quality Tested, IEC 61215:2016; IEC 61730:2016, Application Class II;
This data sheet complies with DIN EN 50380.



PACKAGING INFORMATION

Number of Modules per Pallet	32
Number of Pallets per Trailer (24 t)	28
Number of Pallets per 40' HC-Container (25 t)	24
Pallet Dimensions (L × W × H)	1815 × 1150 × 1190 mm
Pallet Weight	683 kg

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

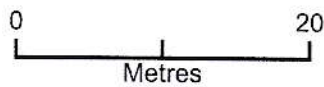
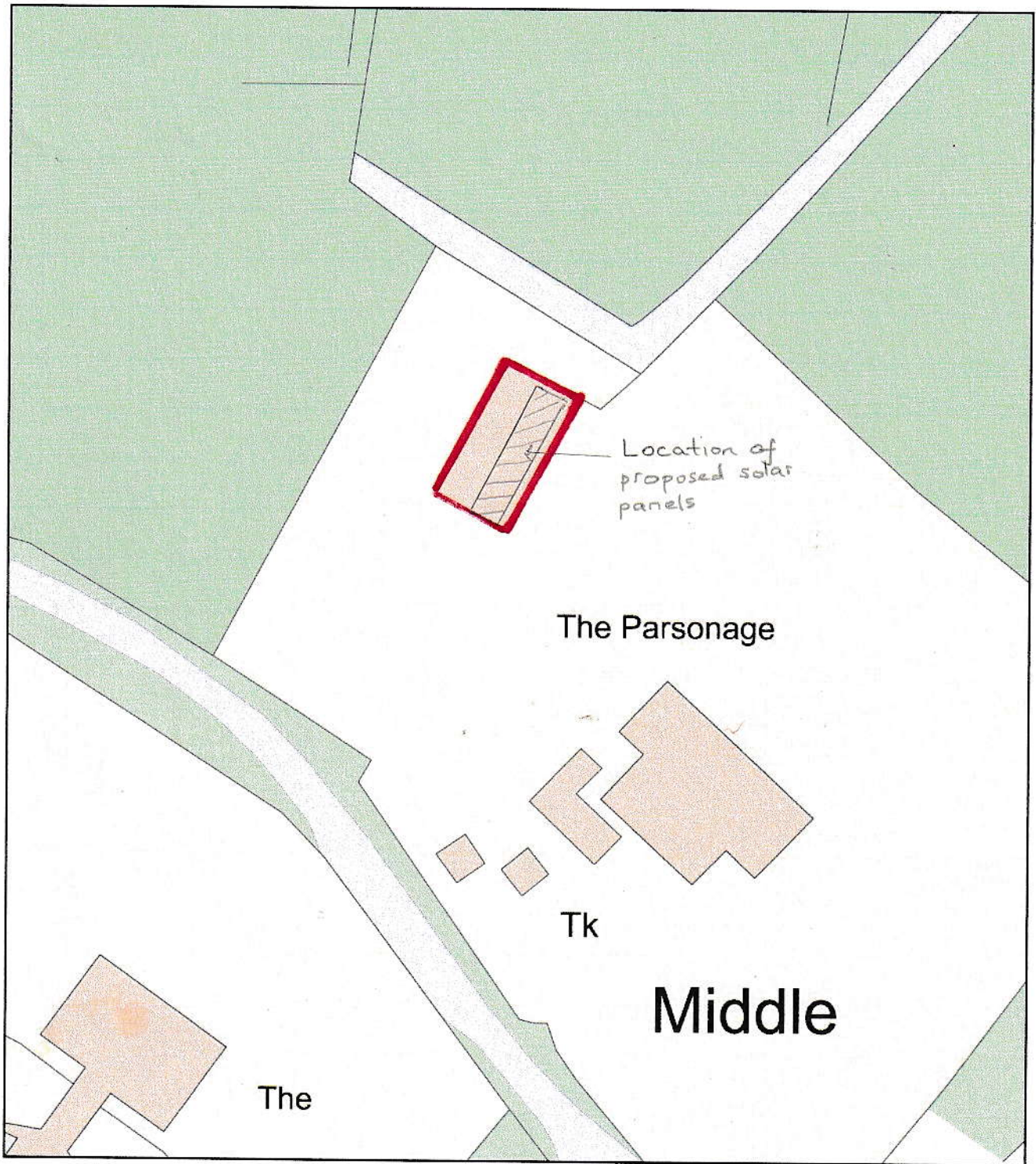
Hanwha Q CELLS GmbH

Sonnensallee 17-21, 06766 Bitterfeld-Wolfen, Germany | TEL +49 (0)3494 66 99-23444 | FAX +49 (0)3494 66 99-23000 | EMAIL sales@q-cells.com | WEB www.q-cells.com

Specifications subject to technical changes © Q CELLS Q PEAK DUO-06_340-355_2018-03_Rev01_EN

Engineered in Germany

Site plan of Glebe Barn at The Parsonage, St Agnes, Isles of Scilly



Plan Produced for: P Beresford-Smith
Date Produced: 09 Nov 2019
Plan Number/Project ID: TQRQM19313143805130
Scale: 1:500 @

APPROVED

By Lisa Walton at 3:50 pm, Mar 31, 2020