

West Craven Area Committee Update Report – 8th October 2024

24/0518/FUL: 12 Skipton Road, Earby

In order to address any potential issue with residential amenity, in relation to the solar panels, this issue will be considered specifically here. The proposed panels are to be sited upon a roof 15m from the closest residential property on Victoria Road. They would not be directly opposed to the rear windows of the properties on Victoria Road, but rather at an angle. Although there is a window to the first floor of the rear of No. 64 Victoria Road, this window is obscurely glazed. As such, it would not result in an unacceptable impact as a result of glare from the solar panels. The property immediately to the south of the application site is not in residential use and there are no windows directly facing the proposed panels. Overall, the proposed development would not result in an unacceptable impact upon residential amenity, in terms of glare from the panels.

In addition, the applicant has completed the necessary bat surveys which have identified that there is low potential for a bat roost. As such, the necessary licence from Natural England would have to be obtained. This is covered under separate legislation to the planning application but an additional condition should be added to any decision notice to ensure that the development is carried out in strict accordance with them mitigation measures which the bat report recommends. The condition should be worded as follows:

5. The development hereby approved shall be carried out in strict accordance with the information in the Preliminary Roost Assessment & Dusk Emergence Surveys prepared by ADK Environmental Management Ltd dated 7th October 2024.

Reason: In the interests of a protected species.

There is no change to the overall recommendation, which remains to approve the application.