


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	15/04/26	Manager:	LH	Date:	16/4/26
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Application Ref:	3/2025/0961			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				PERMISSION NOT REQUIRED

Development Description:	Certificate of Lawfulness for proposed solar panels on the east facing roof slope of the memorial hall. Installation of one electric vehicle charging station to create two EV charging bays.
Site Address/Location:	Hurst Green Memorial Hall, Avenue Road, Hurst Green, BB7 9QB.

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Schedule 2 Part 14 Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Schedule 2 Part 2 Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Relevant Planning History:

3/2019/0334: Removal of existing concrete roof tiles and replacement with new grey Marley concrete roof tiles; repair/ replacement of ridge tiles; replacement of supporting battens if necessary; repair/r replacement of lead flashings; replacement of guttering, repair of finials if necessary, repair of quoins if necessary (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Hurst Green Memorial Hall, Avenue Road, Hurst Green. The proposal site is located within the designated Hurst Green Conservation Area and adjacent to the Grade II Listed Bayley Arms and Grade II* Listed Shireburn Cottages. The site is also situated within the Forest of Bowland National Landscape.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for the proposed installation of 46 solar panels on the eastern facing roof slope of the Memorial Hall, as well as a wall-mounted electric vehicle charging point which would create two EV charging bays within the existing parking area to the west of the building.

Other Matters:

Assessment of the proposal in relation to the provisions of Schedule 2 Part 14 Class J or the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In order to be permitted development, the proposed development needs to satisfy a number of criteria as comprised in Schedule 2 Part 14 Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation or alteration etc of solar equipment on non-domestic premises.

The total capacity of the installation would be 33.7 kW and the development would therefore fall under J(b) which relates to the installation, alteration or replacement of microgeneration solar PV equipment.

J.1 Development is not permitted by Class J if –

a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;

The applicant has confirmed via an email dated 7th April 2026 that the total protrusion of the solar panels from the roof slope, including the panels and brackets, will be less than 0.2 metres.

b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

The solar panels would not be installed on a flat roof.

c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;

The amended solar panel installation image and email received from the applicant on 14th April 2026 confirms that the solar equipment would not be installed within 1 metre of the external edge of the roof.

e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

The solar panels would not be installed on a site designated as a scheduled monument.

f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.

The solar panels would not be installed on a listed building or on a building within the curtilage of a listed building.

J.2 Development is not permitted by Class J(a) or (b) if –

a) the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;

The solar panels would not be installed on a wall.

b) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metres of a junction of that wall with another wall or with the roof of the building; or

The solar panels would not be installed on a wall.

c) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

The solar panels would not be installed on a wall.

Conditions

J.4 – (1) Class J development is permitted subject to the following conditions –

a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and

The solar panels would be sited on the eastern facing roof slope of the building which faces the recreational ground to the rear of the Memorial Hall. The proposal would therefore result in some visual impact upon the external appearance of the building and amenity of the area, including the Hurst Green Conservation Area.

Notwithstanding this, the eastern facing roof slope is considered to be less publicly visible than the western roof slope which faces into the public realm on Avenue Road, which is one of the main roads through Hurst Green. Within this in mind, the proposed development is considered to be compliant with Condition J.4 (1) (a) in as much that the proposed solar panels would, so far as practicable, be positioned so as to minimise their effect on the external appearance of the building and amenities of the area.

b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Assessment of the proposal in relation to the provisions of Schedule 2 Part 2 Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In order to be permitted development, the proposed development needs to satisfy a number of criteria as comprised in Schedule 2 Part 2 Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles.

D. 1 Development is not permitted by Class D if the outlet and its casing would –

a) exceed 0.2 cubic metres;

The outlet and its casing would not exceed 0.2 cubic metres.

c) be within a site designated as a scheduled monument; or

The proposal site is not designated as a scheduled monument.

d) be within the curtilage of a listed building.

The installation would not be within the curtilage of a listed building.

Conditions

D.2 Development is permitted by Class D subject to the conditions that when no longer needed as a charging point for electric vehicles –

a) the development is removed as soon as reasonably practical; and

b) the wall on which the development was mounted or into which the development was set it, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works constitute permitted development under Schedule 2 Part 14 Class J and Schedule 2 Part 2 Class D of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to the solar panels and electric vehicle charging point being removed as soon as is reasonably practicable when no longer needed.

RECOMMENDATION:	That the Certificate of Lawfulness be granted.
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