

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 15 December 2021

Item	Updates	Page No
Item 1	<p>Lobbying material received from agent and Bracon Ash Residents Committee</p> <p>Updates to the report</p> <ul style="list-style-type: none"> - Further to para 5.10, please note that the other proposed sites differ in size. The proposed site at Marsh Lane to the south of Bracon Ash is smaller (25 MW) and the site just in to the east of Mulbarton is much larger (49.9MW) - Further to para 5.30, the Glint and Glare Assessment states that the “solar panels are designed to absorb as much light as possible and not to reflect it.” In terms of glare it clarifies this is not a direct reflection of the sun, but a reflection of the sky around the sun. The assessment considers all potential receptors before identifying the residential properties set out in para 5.30 of the DMC report as the only ones potentially affected. - Para 5.43 states that fencing details will be secured by condition. Proposed fencing details have been submitted as part of the application which are considered satisfactory and therefore it is proposed to secure these as part of the approved drawings condition (No3). Details of the fencing will be shown in the presentation. - The site is being leased not bought. 	
Item 2	<p>The application has been advertised as affecting the setting of a listed building. The listed building in question is Oak Farm approximately 110m to the west beyond the neighbouring property at Wellington House. In light of this distance, the presence of another residential property in between and the appearance of the proposed dwelling, the setting and significance of this listed building will be preserved. Regard has been to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act and Policy DM4.10 of the Development Management Policies Document in reaching this view.</p> <p>.</p>	