



Buckinghamshire Council

North Buckinghamshire Area Planning Committee

Agenda

Date: Wednesday 5 April 2023

Time: 2.30 pm

Venue: The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF

Membership: P Fealey (Chairman), H Mordue (Vice-Chairman), A Bond, P Cooper, C Cornell, P Gomm, F Mahon, S Morgan, A Osibogun, B Stanier Bt, R Stuchbury and D Town

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For further information please contact: Harry Thomas on 01296 585234, email democracy@buckinghamshire.gov.uk.



North Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the North Buckinghamshire Area Planning Committee held on Wednesday 29 June 2022 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF, commencing at 2:30pm and concluding at 5:30pm.

Members present

P Fealey (Chairman), A Bond, B Chapple OBE, M Collins, P Cooper, P Gomm, F Mahon, S Morgan, A Osibogun, B Stanier Bt, R Stuchbury and D Town

Agenda Item

1 Apologies

Members received apologies from Councillor C Cornell and Councillor H Mordue.

Councillor B Chapple OBE sat as a substitute for Councillor C Cornell. Councillor M Collins sat as a substitute for Councillor H Mordue.

2 Minutes

Resolved:

That the Minutes of the meeting held on Wednesday 1st June 2022 be agreed as a correct record.

3 Declarations of interest

Councillor B Chapple OBE declared a personal interest as he knew the applicant for application 22/00790/APP. However, he confirmed that he would consider the application with an open mind and was not predetermined in any way.

Councillor P Gomm declared two personal interests as his wife was a former resident of Frederick Street which was the location of application 22/00790/APP, and he knew many current residents of Frederick Street. Councillor P Gomm also reiterated that had competed horses at the Bury Farm Equestrian Centre neighbouring the site of application 21/02775/APP and knew other attendees of those events. He did not know the owner however, and remained open minded on both applications.

Councillor D Town declared an interest as a Ward Member for Slapton, but indicated he was not predetermined in any way and had come to the committee meeting with an open mind.

4 22/00790/APP - 11 Frederick Street, Waddesdon

Proposal: Demolition of a wall

Speakers: None

Note: Having arrived after the commencement of the officer's presentation on the item, Councillor B Chapple OBE declared that he would not vote on the item.

It was proposed by Councillor P Cooper, seconded by Councillor F Mahon and

RESOLVED

that application 22/00790/APP be **approved** subject to the conditions specified in the officer's report, and with one additional condition to require the surfacing used following the demolition of the wall to match the existing brickwork of the current hardstanding at the front of the property.

5 21/02775/APP - Land rear of Bury farm, Mill Road, Slapton

Proposal: Construction of a solar farm

Prior to the committee's consideration of application 21/02775/APP, the Planning Solicitor present at the meeting informed Members that the application had been brought back for consideration because a motion concerning a material planning consideration at the previous meeting had been seconded prior to the seconding of the motion voted on, but this was not heard. As a result, the first motion to be seconded was not taken to a vote. She confirmed that no advice was given to the Chairman to disregard the seconded motion and that it was right that the application be heard afresh to ensure that any decision taken by the committee would be clear and fair.

Members were asked to declare if they felt that the discussion and debate on application 21/02775/APP at the meeting on 1st June 2022 had left them predetermined in any way on the application. No further declarations were made by Members.

Speakers

Parish Council: Councillor Alec Packham (Slapton Parish Council)

Objector: Mr Matt Hensey

Agent: Mr Andrew Staley

Local Member: Councillor Peter Brazier

It was proposed by Councillor P Cooper and seconded by Councillor D Town that application 21/02775/APP be deferred for consideration at a future meeting of the committee to allow Members to undertake a site visit. This motion was **defeated** at a vote.

It was proposed by Councillor R Stuchbury, seconded by Councillor P Fealey and

RESOLVED

that application 21/02775/APP be **approved** subject to the conditions specified in the officer's report.

6 Availability of Members Attending Site Visits (if required)

Details on any site visits deemed appropriate to occur prior to an application's consideration at the next scheduled meeting of the Committee would be communicated to Members as necessary.

7 Date of the Next Meeting

27th July 2022.

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Report to Buckinghamshire Council – (North Team) Planning Committee

Application Number:	22/03262/APP
Proposal:	Installation of ground mounted solar panels
Site location:	The Stud House, Ledburn Road, Ledburn, Mentmore, Buckinghamshire, LU7 0QE
Applicant:	Mr Peter Brazier
Case Officer:	Mr Naim Poptani
Ward affected:	IVINGHOE
Parish-Town Council:	MENTMORE
Valid date:	23 September 2022
Determination date:	18 November 2022
Recommendation:	Approval subject to conditions

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks planning permission for the installation of 40 ground mounted solar panels.
- 1.2 The application site falls outside of the original residential curtilage of the application building and sits within a paddock at the end of the garden. The site sits within the Quanton-Wing Hills Area of Attractive Landscape (AAL), is adjacent to the Mentmore Conservation Area (CA) boundary and very close to the GII* Mentmore Registered Park and Garden.
- 1.3 This application has been considered with regards to the adopted Development Plan and it is concluded that the development is acceptable in terms of its impact on the wider area, landscape character, the historic environment, residential amenity and transport and would comply with Policies BE1, BE2, BE3, C3, NE1, NE4, NE7 and T5 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.
- 1.4 The application is referred to the Planning Committee because the applicant (Mr Peter Brazier) is an elected member of Buckinghamshire Council and in accordance with the Councils Scheme of Delegation, planning applications submitted by Councillors must be determined at the relevant Area Planning Committee to ensure openness and transparency.
- 1.5 Overall, having regard to the Development Plan and the NPPF, the application is recommended for conditional approval.

2.0 Description of Proposed Development

- 2.1 The application site comprises a paddock which falls outside of the original residential curtilage of the application building, The Stud House, which is considered to be a Non-Designated Heritage Asset (NDHA). The site sits within the Quainton-Wing Hills Area of Attractive Landscape (AAL), is adjacent to the Mentmore Conservation Area (CA) boundary and very close to the GII* Mentmore Registered Park and Garden.
- 2.2 To the north and east of the site is open space, the host dwelling The Stud House to the west, and the built-up settlement to the south.
- 2.3 The application seeks the installation of 40 ground mounted solar panels on a paddock at the end of the garden at The Stud House. The panels would measure 2384mm x 1303 mm with a maximum height of 1 metre.

3.0 Relevant Planning History

Reference: 83/00837/AV

Development: Extension and Garage

Decision: Approved

Decision Date: 4 August 1983

Reference: 92/01305/APP

Development: Triple Garage

Decision: Approved

Decision Date: 16 September 1992

Reference: 94/00855/APP

Development: Site for dwelling

Decision: Refused

Decision Date: 4 August 1994

Reference: 23/00246/APP

Development: Householder application for demolition of conservatory and erection of single storey rear extension

Decision: Pending

Decision Date: n/a

Reference: 76/01276/AV

Development: Extension and alterations

Decision: Approved

Decision Date: 14 October 1976

4.0 Representations (*summarised below*)

- No representations were received at the time this report was written.

5.0 Policy Considerations and Evaluation

The Development Plan

Vale of Aylesbury Local Plan (VALP), adopted 15th September 2021

- Policy S1 Sustainable Development for Aylesbury Vale
- Policy S3 Settlement Hierarchy and Cohesive Development

- Policy C3 Renewable Energy
- Policy BE1 Heritage Assets
- Policy BE2 Design of New Development
- Policy BE3 Protection of Amenity of Residents
- Policy T5 Delivering Transport in New Development
- Policy NE1 Biodiversity & Geodiversity
- Policy NE4 Landscape Character and Locally Important Landscape
- Policy NE7 Best and Most Versatile Agricultural Land

Buckinghamshire Minerals and Waste Local Plan, adopted 19th July 2019

Policy 1 – Safeguarding Mineral Resources. (Officer note: The site is not situated within a Mineral Safeguarding Area and therefore does not require further consideration against Policy 1 of the Buckinghamshire Minerals and Waste Local Plan).

Neighbourhood Plan

No made or emerging neighbourhood plan for Mentmore.

Design Advice Leaflets & Guidance Notes

Residential Extensions

Conservation Area Appraisal

National Policy

National Planning Policy Framework 2021

National Planning Policy Guidance

National Design Guide

6.0 Principle and Location of Development

VALP policies: S1 (Sustainable Development for Aylesbury Vale), S3 (Settlement Hierarchy and Cohesive Development) and C3 (Renewable Energy)

6.1 The application site is within the countryside. Policies S1 and S3 of the VALP provide support for sustainable development and seek to avoid new development in the countryside, unless in accordance with specific allocations and policies in the plan that seek to support thriving rural communities. One such policy within the VALP which provides opportunity for development in the countryside is Policy C3. Policy C3 ‘Renewable Energy’ of the VALP states that:

“All development schemes should look to achieve greater efficiency in the use of natural resources. Planning applications involving renewable energy development will be encouraged provided that there is no unacceptable adverse impact, including cumulative impact, on the following issues:

- a. landscape and biodiversity including designations, protected habitats and species
- b. visual impacts on local landscapes
- c. the historic environment including designated and non-designated assets and their settings
- d. the Green Belt, particularly visual impacts on openness
- e. aviation activities

- f. highways and access issues, and
- g. residential amenity

- 6.2 The Council will seek to ensure that all development schemes achieve greater efficient in the use of natural resources, including measures to minimise energy use, improve water efficiency and promote waste minimisation and recycling. Developments should also minimise, reuse and recycle construction waste wherever possible”.
- 6.3 Paragraph 158 of the National Planning Policy Framework (2021) offers guidance to Local Planning Authorities in determining planning applications for renewable and low carbon developments, stating that applicants should not be required to demonstrate the overall need for renewable or low carbon energy. The Framework recognises that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions if the impacts arising from the development proposal are (or can be made) acceptable.
- 6.4 In addition, paragraph 84 of the NPPF states that development should promote a strong rural economy including the diversification of agricultural and other land-based rural business. Also, paragraph 174 of the NPPF requires Local Planning Authorities to take into account the economic and other benefits of the best and most versatile agricultural land and, where significant development of agricultural land is demonstrated to be necessary, to seek to use areas of poorer quality land in preference to that of a higher quality.
- 6.5 In principle, therefore, the application is acceptable in accordance with Policies S1, S3 and C3 of the Vale of Aylesbury Local Plan and advice within the NPPF. The development must also accord with other relevant policies in the VALP.

7.0 Impact on the Natural Environment

Loss of agricultural land

VALP policy: NE7 (Best and most versatile agricultural land)

- 7.1 Policy NE7 of the VALP states: “subject to the development allocations set out in the VALP, the council will seek to protect the best and most versatile farmland for the longer term. Proposals involving development of agricultural land shall be accompanied by an assessment identifying the Grades (1 to 5) Agricultural Land Classification. Where development involving best and more versatile agricultural land (Grades 1, 2 and 3a) is proposed, those areas on site should be preferentially used as green open space and built structures avoided. Where significant development would result in the loss of best and more versatile agricultural land, planning consent will not be granted unless:
- a. There are no otherwise suitable sites of poorer agricultural quality that can accommodate the development, and
 - b. The benefits of the proposed development outweigh the harm resulting from the significant loss of agricultural land.”

- 7.2 There is no definition as to what comprises ‘significant development’ in this context but the threshold above which Natural England are required to be consulted has been set at 20 hectares. As such, the extent of land accommodating the proposed panels, extending to approximately 0.18 hectares would fall well below this threshold and therefore an assessment to identify the grade of the agricultural land has not been sought.
- 7.3 The NPPF defines “best and most versatile” agricultural land as “Land in grades 1, 2 and 3a of the Agricultural Land Classification”. The protection of grade 1, 2 and 3a best and most versatile agricultural land is promoted in the NPPF. However, since the application site is of such limited size, it would not be considered to house ‘significant development’ and the proposal would deliver the benefit of producing energy from a renewable energy source. Overall, the loss of 0.18 hectares of land to accommodate solar panels is considered acceptable.
- 7.4 Paragraph 174 of the NPPF advises that Local Planning Authorities should take into account the economic and other benefits of the “best and most versatile” agricultural land and, where significant development of agricultural land is demonstrated to be necessary; Local Planning Authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 7.5 As it stands, the land forming the application site has been used as an informal garden and therefore has not been used for the purposes of growing crops. The development of the site would not therefore take best and most versatile out of active agricultural use. Notwithstanding this, there is no requirement for any groundworks and once the use hereby permitted does cease the solar panels shall be removed from the site and the land returned to its former use. As such, the proposal is considered to accord with policy NE7 of the VALP, and advice within the NPPF.

8.0 Renewable energy

VALP Policy: C3 (Renewable Energy)

- 8.1 Policy C3 of the VALP outlines that the Council will expect developments for energy generation to address potential adverse impacts, especially in relation to visual impact, through careful location, design and landscaping following the design principles set out in the VALP.
- 8.2 The proposal’s compliance with the conditions listed above within policy C3 are discussed in detail below, particularly in relation to other relevant policies. Overall, for the reasons detailed within the proceed sections of this report, the proposal is considered to be acceptable and accords with policy C3 of the VALP and the NPPF.

9.0 Raising the quality of place making and design

VALP policy: BE2 (Design of new development) and C3 (Renewable Energy)

- 9.1 Policy BE2 of the VALP states all new development proposals shall respect and complement the following criteria:
- a. the physical characteristics of the site and its surroundings, including the scale and context of the site and its setting
 - b. the local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials
 - c. the natural qualities and features of the area, and
 - d. the effect on important public views and skylines.
- 9.2 The proposed solar panels would be located towards the south-east boundary of the paddock and set some distance away from the host dwelling. The proposed panels would be of a scale, height and position which respects the character and appearance of the existing dwelling and wider area. It is considered the proposal would not appear overly prominent within the streetscene or the locality in general, thereby preserving the residential characteristics of the host dwelling and not detracting from the character of the countryside. As such, the proposal is considered to comply with policy BE2 and criterion b. of policy C3 of the VALP and chapters 12 and 14 of the NPPF in this regard and the National Design Guide.

10.0 Landscape Issues

VALP policy NE4 (Landscape character and locally important landscape) and C3 (Renewable Energy)

- 10.1 Policy NE4 of the VALP states development must recognise the individual character and distinctiveness of particular landscape character areas set out in the Landscape Character Assessment (LCA), their sensitivity to change and contribution to a sense of place. Development should consider the characteristics of the landscape character area by meeting all of the following criteria:
- a. minimise impact on visual amenity
 - b. be located to avoid the loss of important on-site views and off-site views towards important landscape features
 - c. respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value
 - d. carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)

- e. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky
- f. ensure that the development is not visually prominent in the landscape, and
- g. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value

10.2 The NPPF seeks to conserve and enhance the natural environment and at paragraph 174 advises the planning system should contribute to, and enhance, the natural and local environment by, among other things, protecting and enhancing valued landscapes.

10.3 The application site lies within the Quainton-Wing Hills Area of Attractive Landscape (AAL). The significance of this AAL is identified as “Undulating hills and ridges with distant panoramic views across the strongly rural and picturesque landscape, including to the Vale of Aylesbury to the south. The prominent hills form a backdrop to many views in the district. Nucleated villages create texture, a sense of history, variety and rhythm. The strong sense of history is present in the many Conservation Areas, Scheduled Monuments and landscape features such as ridge and furrow and irregular enclosed fields”.

10.4 The proposed solar panels would be located adjacent to the south-east boundary of the paddock which is at its lowest point given the sloping topography of the site and close to the existing post and rail fencing at the boundary. The panels would measure a maximum of 1 m in height. The limited height of the panels, together with their discrete siting to the rear of existing properties would result in limited views of the proposed development from the highway and the open countryside. Whilst great weight is given to conserving the significance of the Area of Attractive Landscape, for the reasons set out above, it is considered the proposal would retain the character of the landscape and would conserve the significance of the Area of Attractive Landscape and meet the above objectives of policy NE4 and criteria a. and b. of Policy C3.

11.0 Trees

VALP policy: NE8 (Trees, hedgerows and woodlands)

11.0 Policy NE8 of the VALP seeks to protect mature trees, woodlands and hedges as they are sensitive to the impacts of development, both directly through their removal or indirectly through the impacts of construction. Due to the contribution, they can make to the quality of development and the length of time and the cost taken to replace mature features, they should be retained and protected wherever possible.

- 11.1 There are no mature trees and hedgerows within and immediately surrounding the site. In addition, given the proposal does not require ground works, and the distance from any vegetation, it is considered the works would not impact the existing landscaping. The implantation of a hedgerow along the south-east boundary to provide further mitigation when viewed from the surrounding area could be secured by condition. The proposal is considered to comply with policy NE8 of the VALP and guidance within the NPPF.

12.0 Amenity of existing and future residents

VALP policies: BE3 (Protection of the amenity of residents) and C3 (Renewable Energy)

- 12.1 Policy BE3 of VALP seeks to protect the amenity of existing residents and achieve a satisfactory level of amenity for future residents. The NPPF at paragraph 130 states that authorities should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 12.2 The proposed solar panels would be situated adjacent to the south-east boundary of the site and to the north of the nearest residential property; Haselden House. It is acknowledged that the proposal would alter the outlook from the first-floor side windows of Haselden House, however the development does not in itself amount to a harmful impact. Given the limited height of the proposed panels, the development would not give rise to any significant adverse impacts through overbearing impact of loss of light to any neighbouring properties. To ensure no significant detrimental impacts from glare would arise, a condition is recommended to require the use of a non-reflective finish to the solar panels, and a non-chrome finish surround. It should be also noted, no representations have been received objecting to the proposed development, including from the Council's Environmental Health Team.
- 12.3 As such, subject to conditions, the proposal would not have a significant detrimental impact upon the amenities of neighbouring properties and would comply with policy BE3 and criterion g. of Policy C3 of VALP and the NPPF in this regard.

13.0 Transport matters and parking

VALP policies: T5 (Delivering transport in new development) and C3 (Renewable Energy)

- 13.1 Policy T5 of the VALP states that new development will only be permitted if necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development. Paragraph 110 of the NPPF requires decision-takers to ensure that safe and suitable access can be achieved to new developments.

- 13.2 The site would be accessed via an existing access and given the nature of the development, the Highways Officer has advised that the proposal would not have a material impact on the safety and operation of the adjoining public highway during construction or operation of the panels.
- 13.3 It is therefore considered the proposal would accord with policies T5 and criterion f. of Policy C3 of the VALP and the NPPF in this regard.

14.0 Ecology

VALP policies: NE1 (Biodiversity and geodiversity) and C3 (Renewable Energy)

- 14.1 Policy NE1 seeks to conserve and enhance the district's biodiversity through the protection and improvement of the terrestrial and water environments and fauna and flora, relative to their importance.
- 14.2 The site lies in a Red Impact Zone for Great Crested Newts. The Ecology Team have advised that the proposal is unlikely to cause impact on great crested newts and/ or their habitats. However, as the presence of GCN cannot be entirely ruled out, an informative is provided, advising the applicant of the procedure that should be followed if a Great Crested Newt is encountered during the works.
- 14.3 Policy NE1 of the VALP also seeks a net gain in biodiversity. The provision of a length of hedging along the southern/ south-eastern boundary of the site would provide a net gain in biodiversity and shall be secured by condition.
- 14.4 Subject to conditions, the proposal is therefore considered acceptable with regards to ecology impacts and would accord with policies NE1 and criterion a. of Policy C3 of the VALP.

15.0 Impact on Heritage Assets and Archaeology

VALP Policies: BE1 (Heritage Assets) and C3 (Renewable Energy)

- 15.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Policy BE1 of the VALP highlights that proposals for development should contribute to heritage values and local distinctiveness and the impact of the proposal must be assessed in proportion to the significance of the heritage asset. Paragraph 196 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 15.2 The site lies outside of but adjacent to Mentmore Conservation Area which extends to the west and south of the site. The proposed panels would be sited approximately 50 metres

from the host dwelling which is identified as a Non-Designated Heritage Asset. Approximately 40m to the south of the site is the Grade II* listed Mentmore Towers Historic Park and Garden.

- 15.3 The Council's Heritage Officer was consulted and commented the proposals would be viewed in the context of the buildings along Ledburn Road and with the panels having a maximum height of 1 metre, the proposal would not be likely to result in a significant visual detractor and as such raises no heritage objections. The proposal is therefore considered to have a neutral impact on the setting of the Conservation Area.
- 15.4 Given the degree of separation between the proposed panels and The Stud House, the proposed development is considered to have a neutral impact on the setting of the dwelling as a non-designated heritage asset.
- 15.5 The Gardens Trust have advised they raised no objection to the proposal in principle but would ask the Local Planning Authority to consider low level planting to mitigate the impact on the Mentmore Towers Historic Park and Garden. Officers are content that there is space for planting to be provided along the southern boundary of the site and therefore details of planting can be secured by condition. Subject to the imposition of a condition, the proposal is therefore considered to have a neutral impact on the setting of the Mentmore Towers Historic Park and Garden.
- 15.6 The site also lies adjacent to an Archaeological Notification Area for medieval earthworks. The Council's Archaeology Officer commented the location of the solar panels is outside of this area and the proposal will only require minimal ground disturbance and therefore raises no objections.
- 15.7 Great weight has been given to conserving the significance of the designated heritage assets. In this instance, the proposal would have a neutral impact on the settings of the designated and non-designated heritage assets. The proposal is therefore considered to accord with policies BE1 and criterion c. of policy C3 of the VALP and chapter 16 of the NPPF in this regard.

16.0 Weighing and balancing of issues / Overall Assessment

- 16.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 16.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,

c. Any other material considerations

16.3 As set out above it is considered that the proposed development would accord with development plan policies S1, S3, BE1, BE2, BE3, C3, NE1, NE4, NE7 and T5 of the Vale of Aylesbury Local Plan and National Planning Policy Framework 2021. The proposal would deliver environmental benefits from the creation of energy from renewable energy resources and through the planting of a new length of hedging. There are no social, environmental or economic harms arising from the proposal.

16.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

17.0 Working with the applicant / agent

17.1 In accordance with paragraphs 38 and 39 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.

17.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

17.3 In this instance the applicant/ agent submitted amended plans, which have been assessed against national and local planning policy and guidance, including all material planning considerations and are considered to be acceptable. Officers therefore recommend that planning permission is granted.

18.0 Recommendation

18.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission be **GRANTED** subject to appropriate conditions, to include the following:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and plan numbers:

- Figure 3 of the accompanying Planning Statement [dated 21 August 2022] received by the local planning authority on 20th September 2022,
- Location Plan 1:1250 [Unnumbered] received on 21st December 2022,
- Block Plan 1:500 [Unnumbered] received on 21st December 2022,
and in accordance with any other conditions imposed by this planning permission.

Reason: To ensure that the development is carried out in accordance with the details considered by the Planning Authority.

3. The ground mounted photo-voltaic solar panels hereby approved shall not exceed 40 in number and no part of the photo-voltaic solar panels shall exceed a height of 1 metre above ground level at any time.

Reason: In the interests of visual amenities of the locality and to comply with policies BE1, BE2, C3 and NE4 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.

4. Prior to the installation of the ground mounted solar panels hereby permitted, a planting scheme to provide for a hedgerow along the south/south-east boundary of the site bordering Haselden House shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate species, plant sizes and proposed numbers/densities and shall be carried out in accordance with the approved planting scheme within the first planting season following the commencement of the development.

Reason: To safeguard the rural character of the area and the setting of Mentmore Towers Historic Park and Garden and to provide a net gain in biodiversity, to accord with policies, BE1, BE2, NE1, NE4 and C3 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.

5. Any tree or shrub which forms part of the approved planting scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity in accordance with the planting scheme approved under Condition 4 of this permission.

Reason: To safeguard the rural character of the area and the setting of Mentmore Towers Historic Park and Garden and to provide a net gain in biodiversity, to accord with policies,

BE1, BE2, NE1, NE4 and C3 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.

6. The solar panels hereby permitted shall be finished in a non-reflective material and the frames and mountings shall have a non-chrome finish.

Reason: To ensure a satisfactory appearance to the development and to prevent undue glare in the interests of residential amenity and to comply with policies BE1, BE2, BE3 and NE4 of the Vale of Aylesbury Local Plan and the advice within the National Planning Policy Framework.

INFORMATIVE:

Great Crested Newts (European Protected Species)

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a EPS mitigation licence from Natural England or the district licence distributed by Buckinghamshire Council. If a great crested newt is encountered during development, works must cease and advice should be sought from a suitably qualified ecologist.

List of approved plans:

Received	Plan Reference
20 September 2022	Planning Statement [dated 21 August 2022]
21 December 2022	Location Plan 1:1250 [Unnumbered]
21 December 2022	Block Plan [Unnumbered]

Appendix A: Consultation Responses and Representations

Appendix B: Site Location plan

APPENDIX A: Consultation Responses and Representations

Councillor Comments

No comments received at the time this report was written.

Parish/Town Council Comments (verbatim)

Mentmore Parish Council has no comment.

Consultation Responses (Summarise)

Heritage Officer

Comments: The proposal will be read in the context of the buildings along Ledburn Road and as long as the units are no higher than the 1m proposed (and detailed within the submission documents), it is unlikely to result in a significant visual detractor and as such there are no heritage objections to the proposal.

Landscape Officer (via surgery)

Comments: The proposal would be highly visible when viewed from the B488 to the east and surrounding area including the adjacent conservation and Historic Parks and Garden.

Historic England

Comments: Not necessary to consult us on this application.

The Garden Trust

Comments: No objection to the proposal in principle but would ask the LPA to consider low level planting to mitigate the impact.

Archaeology Officer

Comments: The location of the solar panels is outside of this area and the proposal will only require minimal ground disturbance and therefore raises no objections.

Ecology Officer

Comments: The proposal is unlikely to cause impact on great crested newts and/ or their habitats. However, as the presence of GCN cannot be entirely ruled out, an informative is provided.

Highways Officer

Comments: The proposal would not have a material impact on the safety and operation of the adjoining public highway.

Environmental Health

Comments: No environmental health objections to this application.

Representations

None received at the time this report was written.

APPENDIX B: Site Location Plan



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Report to Buckinghamshire Council – (North Team) Planning Committee

Application Number:	23/00246/APP
Proposal:	Householder application for demolition of conservatory and erection of single storey rear extension
Site location:	The Stud House, Ledburn Road, Mentmore, Buckinghamshire, LU7 0QE
Applicant:	Mr and Mrs Brazier
Case Officer:	Shelley Ghazi
Ward affected:	IVINGHOE
Parish-Town Council:	MENTMORE
Valid date:	26 January 2023
Determination date:	21 April 2023
Recommendation:	Permission be GRANTED subject to conditions

1.0 Summary & Recommendation

2.0 Description of Proposed Development

- 2.1. The Stud House is a detached house with 'M-plan' gabled form and gabled side extension with triple garage. The dwellinghouse is set back from the road with garden to the front and rear of the property. The dwelling has been identified as a non-designated heritage asset (NDHA) and described as a late nineteenth century stud farm manager's house.
- 2.2. Its significance as a NDHA derives from being part of a group of model farms built in the mid-late C19 and the Stud manager's house for adjacent Manor Farm (now Howell Hill Close). The original house is encased in later extensions. There are estate railings along the road frontage with relatively ornate iron gate on decorative cast iron gate piers accessing a short brick-paved path.
- 2.3. This application seeks planning permission for the demolition of the existing conservatory and erection of single storey rear extension with materials to match existing. The existing conservatory is thermally unsuitable for its intended use and of an age requiring replacement. The proposal is to alter and extend the ground floor with a single storey addition that does not project further than the existing conservatory with a similar ridge height.

2.4. The application is accompanied by:

- 334-PD01-P1- proposed site plan and location plan
- 334-PD02-P1- proposed plans and elevations
- MB-SURV-SH-FE-001-A3 Rear Elevation
- MB-SURV-SH-GF-001-A3 Ground Floor
- MB-SURV-SH-LSE-001-A3 Left Side Elevation
- MB-SURV-SH-RE-001-A3 Rear Elevation
- MB-SURV-SH-RSE-001-A3 Right Side Elevation
- MB-SURV-SH-TS-001-A1 Topographical Survey
- Design And Access Statement
- Ecology And Trees Checklist

3.0 Relevant Planning History

Reference: 76/01276/AV Development: Extension and alterations

Decision: Approved Decision Date: 14 October 1976

Reference: 83/00837/AV Development: EXTENSION AND GARAGE

Decision: Approved Decision Date: 4 August 1983

Reference: 92/01305/APP Development: TRIPLE GARAGE

Decision: Approved Decision Date: 16 September 1992

Reference: 94/00855/APP Development: SITE FOR DWELLING

Decision: Refused. Decision Date: 4 August 1994

Reference: 22/02948/APP Development: Householder application for proposed installation of a ground mounted solar panel array

Decision: Withdrawn Decision Date: 27 September 2022

Officer note: application withdrawn due to it being the incorrect application type. Subsequent full application was submitted and is pending consideration under application reference: 22/03262/APP

Reference: 22/03262/APP Development: Installation of ground mounted solar panels

Decision: Pending consideration

3.1 The development has been screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.

4.0 Representations

No representations have been received at the time this report was being written.

5.0 Policy Considerations and Evaluation

The Development Plan

Vale of Aylesbury Local Plan (VALP), adopted 15th September 2021

- Policy BE1 Heritage Assets
- Policy BE2 Design of New Development
- Policy BE3 Protection of Amenity of Residents
- Policy T6 Vehicle parking
- Policy NE1 Biodiversity and Geodiversity
- Policy NE4 Landscape character and locally important landscape
- Policy NE8 Trees, hedgerows and woodlands

Buckinghamshire Minerals and Waste Local Plan, adopted 19th July 2019

Policy 1 – Safeguarding Mineral Resources. (Officer note: The site is not situated within a Mineral Safeguarding Area and therefore does not require further consideration against Policy 1 of the Buckinghamshire Minerals and Waste Local Plan)

Neighbourhood Plan

No made or emerging neighbourhood plan for Mentmore

Design Advice Leaflets & Guidance Notes

Residential Extensions
Conservation Area Appraisal

National Policy

National Planning Policy Framework 2021
National Planning Policy Guidance

6.0. Principle and Location of Development

6.1 National and local planning policy aims to achieve sustainable development. Residential extensions that follow good design and that do not unreasonably harm any aspect for existing and future residents are supported in principle. In this case additional policy areas as detailed below, were considered and found to meet the principle of sustainable development.

Raising the quality of place making and design

- 6.2. Policy BE2 ‘Design of New Development’ of the VALP states all new development proposals shall respect and complement the following criteria:
- a. the physical characteristics of the site and its surroundings, including the scale and context of the site and its setting
 - b. the local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials
 - c. the natural qualities and features of the area, and
 - d. the effect on important public views and skylines.

- 6.3. Policy NE4 'Landscape character and locally important landscape' of the VALP is also relevant due to the location of the site within the Quinton-Wing Hills Area of Attractive Landscape (AAL).
- 6.4. The application seeks permission for demolition of the existing conservatory and erection of a single storey rear extension. The existing conservatory is not considered to be of merit and therefore no objections are raised with regard to its removal.
- 6.5. The proposed extension would have a similar footprint to the conservatory it replaces, being of very similar depth but slightly wider. The proposed extension would form a modest addition that would be subservient to the existing dwelling and in keeping with the scale and character of the existing dwelling. The proposed windows to the extension would match those on the first floor in terms of size and style and the exterior walls would be constructed of brick to match the finish of the walls to the host dwelling. Based on the design and materials the extension would be in keeping with the existing property.
- 6.6. Due to the proposed use of materials for the extension to match those of the existing dwellinghouse, the position of the extension to the rear of the dwelling and the subservient scale of the extension, the proposal would appear as a modest addition, in keeping with the existing dwellinghouse. Whilst great weight is given to conserving the significance of the Area of Attractive Landscape, for the reasons set out above, it is considered the proposal would retain the character of the landscape and would conserve the significance of the Area of Attractive Landscape. The proposal is therefore considered to accord with Policies BE2 and NE4 of the Vale of Aylesbury Local Plan, section 12 of the National Planning Policy Framework and sections C1, I1 and I2 of the National Design Guide.

Amenity of existing and future residents

- 6.7. Policy BE3 'Protection of the amenity of residents' of the VALP sets out that development should protect the amenity of existing residents and achieve a satisfactory level of amenity for future residents.
- 6.8. Due to the siting of the proposed extension to the rear of the dwellinghouse, the single storey design and the significant degree of separation from any neighbouring properties, the proposed extension would not impact the privacy of adjoining properties.
- 6.9. The proposed extension would also positively contribute to the amenity of occupiers of the dwelling.
- 6.10. The proposed development therefore accords with Policy BE3 of the Vale of Aylesbury Local Plan and paragraph 130 f) of the National Planning Policy Framework.

Transport matters and parking

- 6.11. Policy T6 'Vehicle Parking' of the VALP outlines that all development must provide an appropriate level of car parking in accordance with the parking standards set out in Appendix B.
- 6.12. In this instance, the proposed extension would occupy a similar footprint the existing conservatory to the rear of the dwelling and would not impact the existing parking spaces.

The proposed rear extension would not result in any additional bedrooms and therefore would not increase the demand for parking spaces. The existing parking arrangement would therefore remain acceptable in line with Policy T6 of the Vale of Aylesbury Local Plan.

Ecology

- 6.13. Policy NE1 'Biodiversity and Geodiversity' of the VALP seeks to protect and enhance biodiversity including protected species.
- 6.14. The application site is within a red impact risk zone for Great Crested Newts. The Council's Newt Officer was therefore consulted and raised no concerns but requested that an informative be added to any decision to provide advice in case any newts are encountered.
- 6.15. Subject to an informative being added, the proposal is considered acceptable with regards to ecology impacts and would accord with Policy NE1 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework in this regard.

Historic environment (or Conservation Area or Listed Building Issues)

- 6.16. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Policy BE1 'Heritage Assets' of the VALP highlights that proposals for development shall contribute to heritage values and the impact must be assessed in proportion to the significance of the heritage asset. The policy outlines "All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible".
- 6.17. The dwelling is identified as a Non-Designated Heritage Asset and is situated within Mentmore Conservation Area. Approximately 60metres south/south east of the site is Mentmore Towers Grade II* listed Historic Park and Garden.
- 6.18. The Council's Heritage Team was consulted and has advised that as the proposed rear extension would not be visible from the road within Mentmore Conservation Area or from the nearby Mentmore Towers Registered Park and Garden, the proposal would not negatively impact the character and appearance of the Conservation Area or the setting of the Registered Park and Garden. The proposal would therefore have a neutral impact on the significance of the Conservation Area and the setting of the Grade II* Park and Garden.
- 6.19. With regard to the impact on the host dwelling itself, which is a NDHA, as the proposal seeks to replace the modern conservatory which has no historic significance and given the replacement extension is only a small enlargement to the existing footprint of the conservatory, the proposed development would have a neutral impact on the NDHA.
- 6.20. Great weight has been given the conserving the significance of the designated heritage assets and in this instance, the proposed development would have a neutral impact on designated heritage assets and a neutral impact on the special interest of The Stud House as a non-designate heritage asset. The proposal would therefore conserve the significance of the heritage assets and is therefore considered acceptable and would accord with Policy

BE1 of the Vale of Aylesbury Local Plan and chapter 16 of the National Planning Policy Framework.

Archaeology

- 6.21. Policy BE1 'Heritage Assets' of the VALP also seeks to preserve archaeological assets.
- 6.22. The application site lies adjacent to an Archaeological Notification Area for medieval earthworks. The Council's Archaeology Team were therefore consulted and advised no objections to the proposal as the proposed extension is unlikely to substantially harm the archaeological significance of any assets. The proposal is therefore considered acceptable and would accord with Policy BE1 of the Vale of Aylesbury Local Plan and chapter 16 of the National Planning Policy Framework.

Trees

- 6.23. Policy NE8 'Trees, hedgerows and woodlands' of the VALP seeks to prevent the loss of or damage to trees, hedgerows or woodlands that make an important contribution to the character and amenities of the area.
- 6.24. There are a number of trees within the application site which are afforded protection by virtue of their location within the Conservation Area. The Council's Trees Team were therefore consulted on the application and have advised that whilst the proposed plans indicate that there are no existing trees directly impacted by the construction/demolition, there may be a need for some crown-lifting if access is required for delivery of skips/materials etc. There is however ample space for delivery of materials, contractor parking etc.
- 6.25. The imposition of a condition is therefore recommended to require details of any necessary crown lifting to be submitted to and approved in writing by the Local Planning Authority, such to prevent accidental damage or over-lifting of the trees. Subject to the imposition of conditions, the proposed development is therefore considered acceptable with regards to the impact on trees and would accord with Policy NE8 of the Vale of Aylesbury Local Plan.

7.0 Weighing and balancing of issues / Overall Assessment

- 7.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 7.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
 - c. Any other material considerations
- 7.3 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 7.4 The application has been considered with regards to the adopted Development Plan and it is concluded that the development is acceptable in terms of its design, impact on heritage assets, residential amenity, parking provision, ecology and trees and would comply with Policies BE1, BE2, BE3, NE1, NE4, NE8 and T6 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework and the National Design Guide.
- 7.5 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.
- 7.6 Human Rights Act 1998: There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

8.0 Working with the applicant / agent

- 8.1 In accordance with paragraphs 38 and 39 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 8.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 8.3 During the consultation process the Heritage Officer recommended that the roof lantern to the proposed extension be revised to be flush fitting or reduced in height so it does not sit awkwardly in front of the rear first floor windows. The agent responded that this was not

possible due to new building regulations an insulated up-stand is required to improve the thermal performance of roof lights and roof lanterns and highlighted its importance for controlling condensation and mould.

- 8.4 In this instance whilst the recommendation from the Heritage Officer has been noted it is noted that request was made such to achieve an improved design solution, and that the Heritage Officer did not raise an objection to the design as proposed. In addition, Officers appreciate the building regulation requirements mean that this request cannot be accommodated in this instance. Taking this into account, Officers consider that overall, the proposed design is acceptable and the application is recommended for approval as submitted.

9.0 Recommendation

Recommendation: It is recommended that planning permission be GRANTED, subject to the following conditions, reasons and informatives:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and drawing numbers as received by the Local Planning Authority on 25 January 2023:

334-PD01-P1- proposed site plan and location plan

334-PD02-P1- proposed plans and elevations

MB-SURV-SH-FE-001-A3 Rear Elevation

MB-SURV-SH-GF-001-A3 Ground Floor

MB-SURV-SH-LSE-001-A3 Left Side Elevation

MB-SURV-SH-RE-001-A3 Rear Elevation

MB-SURV-SH-RSE-001-A3 Right Side Elevation

and in accordance with any other conditions imposed by this planning application.

Reason: For the avoidance of doubt and to ensure that the details of the works are acceptable to the Local Planning Authority.

3. The materials used in the external construction of the development hereby approved shall match those of the existing building in terms of type, size, colour and texture.

Reason: To ensure a satisfactory appearance to the development and to comply with Policies BE2 of the Vale of Aylesbury Local Plan, Section 12 of the National Planning Policy Framework (2021), and Section's C1, C2 and I2 of the National Design Guide (2021).

4. Prior to any works to the existing trees within the site as shown on drawing '334-PD01-P1- proposed site plan and location plan' details of the works to the trees, including any crown lifting, shall have been submitted to and approved in writing by the Local Planning Authority. The works to the trees shall thereafter be carried out in accordance with the approved details. Any tree to which works are undertaken which then becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: To maintain the health and a satisfactory appearance of the tree(s) and in the interests of the amenities of the area and to comply with policies NE4 and NE8 of the Vale of Aylesbury Local Plan.

INFORMATIVE(S):

Great Crested Newts (European Protected Species)

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Buckinghamshire Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

List of approved plans:

Received 25 January 2023

Plan Reference

334-PD01-P1- proposed site plan and location plan

334-PD02-P1- proposed plans and elevations

MB-SURV-SH-FE-001-A3 Rear Elevation

MB-SURV-SH-GF-001-A3 Ground Floor

MB-SURV-SH-LSE-001-A3 Left Side Elevation

MB-SURV-SH-RE-001-A3 Rear Elevation

MB-SURV-SH-RSE-001-A3 Right Side Elevation

Appendix A: Consultation Responses and Representations

Appendix B: Site Location plan

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received at the time this report was written.

Parish/Town Council Comments

Mentmore Parish Council has no comment.

Consultation Responses (Summarise)

Archaeology Officer

Comments: The nature of the proposals is such that they are unlikely to substantially harm the archaeological significance of any assets. We therefore have no objection to the proposed development and do not consider it necessary to apply a condition to safeguard archaeological interest.

Heritage Officer

Comments: The proposed rear extension will not be visible from the road within Mentmore Conservation Area or from the nearby registered park and garden, Mentmore Towers. I therefore believe the proposal will not negatively impact the special character the CA or the registered park and garden.

The applicant building has recently been listed a None Designated Heritage Asset (NDHA). The proposal is the replacement of a modern conservatory with no historic significance and the replacement extension is only a small enlargement to the existing footprint of the conservatory; therefore I believe the proposal will have a neutral impact on the NDHA. My only recommendation would be for the roof lantern to either be flush fitting or reduced in height so it does not sit awkwardly in front of the rear first floor windows.

Arboricultural Officer

Comments: The proposed plans indicate that there are no existing trees directly impacted by the construction/demolition. There may be a need for some crown-lifting if access is required for delivery of skips/materials etc. If so, it would be appropriate to request details to prevent accidental damage or over-lifting. There is ample space for delivery of materials, contractor parking etc. If required, an informative to advise that, in order to safeguard retained trees, the applicant should refer to the guidance set out in BS5837:2012

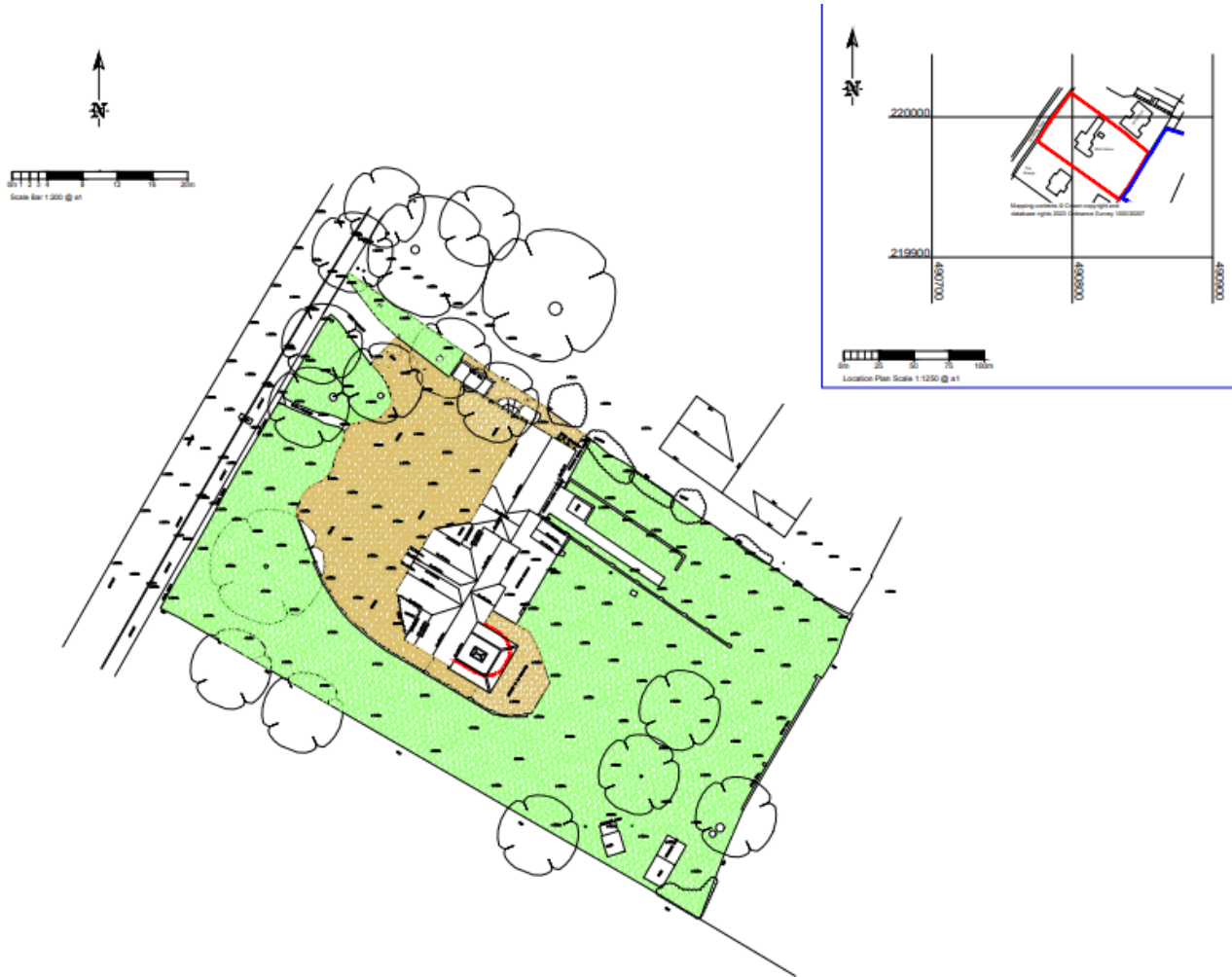
Newt Officer

Comments: No concerns for the application however, I do recommend the use of an informative.

Representations

None received at the time this report was written.

APPENDIX B: Site Location Plan



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