

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 10th February 2025

REPORT OF THE HEAD OF PLANNING



Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Business Manager. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that:

- I. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Item
I

Application Number
24/02033/FUL

Address
[Bridge House Bridge Street](#)

Officer
James Nelson

Application Number	24/02033/FUL
Site Address	Bridge House Bridge Street Shilton Burford Oxfordshire OX18 4AA
Date	29th January 2025
Officer	James Nelson
Officer Recommendations	Provisional Approval
Parish	Shilton Parish Council
Grid Reference	426823 E 208767 N
Committee Date	10th February 2025

Location Map



conservation area, but can see no justification for the proposed ground based panels.

The proposed site is within the Shilton Conservation Area and the panels will in no way enhance the local landscape. Our general disposition is to be supportive of green energy initiatives provided they are reasonably unobtrusive. The standard that is applied in the conservation area must be quite high if that designation is have any real meaning. As stated in the Landscape and Visual Appraisal included in the application, the appraisal was carried out during early summer when trees and vegetation on and surrounding the site were leafed out. As everyone in Shilton will be aware, once the leaves fall the spa is clearly visible from the B4020 and the ground-based panel will be visible from various points in the neighbourhood for several months of the year.

The Shilton Neighbourhood Plan 2018-2031 emphasises that Shilton has retained its meadows that sweep down to the heart of the village in a way that binds the settlement with the surrounding country. Placing 120 solar panel in one of these meadows would be in direct contravention of Policy SH2 of the Neighbourhood Plan.

We would point out the neighbourhood area is already providing a large amount of solar electricity from the large sites in Stonelands and Kencot. When both sites were proposed we were assured that extensive plant screening would be undertaken to minimise the visual effects on the local area. In both cases most of the planting has died and the sites are clearly visible from a considerable distance.

Conservation And Design
Officer

Although I consider the installation of photovoltaic solar panel installation comprising 42 panels on the roof of the spa building could be supported, however, I consider that 120 ground mounted panels within historic rural paddocks would be insupportable.

The proposal affects the character and appearance of formerly open paddocks (as shown on 1875 OS maps), and the setting and views out from and into Bridge House a 17th century grade II listed former farmhouse (List Entry Number: 1266165). The proposal would result in the addition of overly modern features (inc. new hedge line) and associated paraphernalia which would negatively alter, urbanise and divide the rural paddocks within the curtilage of Bridge House, as well as negatively affecting the appearance of Shilton Conservation Area.

I do not think the applicant has adequately assessed the impact; only some views, and mainly from outside the site. The setting and views into and out from of all of the heritage assets should have been assessed as part of this application by a suitably qualified person - aligned with Historic England's criteria for Setting.

There is a reliance on the screening the proposal from public views etc., however, within HE's guidance it states under - Access and Setting: Because the contribution of setting to significance does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquility as an attribute of setting, constraints on access such as remoteness or challenging terrain, and the importance of the setting to a local community who may be few in number. The potential for appreciation of the asset's significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible.

The other concern I have relates to splitting off of the paddock - albeit that it is by hedging for screening purposes, it would see the cumulative change and loss to the historic openness of this paddock, harming the character and appearance of the heritage assets as a result of changes to their setting.

Other concerns I have relate to the lack of information / requirement for extra information:

- the heights in section of the solar panels (stated to be 2819cm) can be seen the specification plan, and the location can be seen on the site plan, but it would be useful to see a how the panels would look in the streetscene with/without screening.
- About the paraphernalia for the solar panels: would there be batteries / buildings / structures / security features / fences as well as the panels? This information would be a crucial part of the assessment.

From a conservation point of view, and having visited the site, I consider there is harm to the listed building as a result of the addition of modern and intrusive features within its setting; altering the historic landscape from a historic paddock with a pleasant rural / pastoral character and appearance to a more urban/ industrial character. Likewise, for the same reasons it harms the character and appearance of the conservation area; also, the panels will be visible from the public footpath.

I consider this harm would be moderate less than substantial harm to the heritage assets as a result to harm to their setting, character and appearance. Therefore, I raise an objection to this application.

With regard to the impact of the proposal on the character and appearance of heritage assets, I consider the application is contrary to legislation, NPPF Section 16 (2024), and LP policies: EH9, EH10, EH11 and EH13.

2 REPRESENTATIONS

2.1 The application has drawn comments from eight third parties. Six in support and two in objection, the material considerations raised are summarised below.

Support Comments

- Large carbon saving through use of panel to heat pool and dwelling and reduction of demand on National Grid;
- Site largely obscured from public view and proposal would result in minimal impact; and
- Proposed planting would soften any views.

Objection Comments

- Harm to character and appearance of the area and rural setting of the village;
- Proposal would be on an industrial scale unnecessary for residential purposes and are out of all proportion in a village location; and
- Panels will not last 30-35 years and should be subject to condition ensuring removal at the end of a fixed period.

3 APPLICANT'S CASE

3.1 The application is supported by a Design and Access Statement, the key points of which are summarised below. Other supporting documentation including Heritage Statement and Landscape and Visual Impact Assessment are available to view on the Council's website.

Design and Access Statement Summary

'The site occupies an area of approximately 3.6 hectares and consists of the main dwelling called Bridge House and adjacent garage buildings together with an earth sheltered Spa building which received planning approval in 2019 (ref. 19/02767/HHD) and replaced an existing tennis court.

The site is well screened along the boundary of the B4020 and Bridge Street by extensive hedgerows and mature trees which limit incoming views.

The client seeks permission to install 120 panels as part of a ground mounted array in an area adjacent to their house, together with 42 panels on the flat roof the earth sheltered Spa building to provide renewable sustainable electricity for their residential energy demands.

The ground mounted panels will be installed in an existing low value paddock. The field is well screened with limited views from the surrounding roads or properties. Information regarding any ecological interest within the site has been provided in the Ecology Survey and Biodiversity Net Gain Report.

The ground mounted panels will be further screened from potential incoming views from the north by the installation of a new planted hedge along the length of the proposed installation. The panels will be ground mounted using Park Tegra Ground Anchor support frames.

The contained nature of the site and intervening topography and vegetation effectively reduce the visual impacts of the proposed development to a negligible level in short range views from the village context. Where medium range views are possible from the dwellings to the north on the opposite side of Bridge St, the proposed mitigation planting will effectively screen the development. Distant glimpse views afforded from dwellings on the upper slopes of the Shill Brook valley to the south west are at sufficient distance to render the proposals unremarkable within their context.

The electricity consumption and increased energy costs have motivated the client to investigate options to improve the energy efficiency of their property and associated buildings but there are limited opportunities without disturbing the historic fabric of the building. The client has therefore consulted with a leading solar energy services provider to examine the feasibility of providing a solar panel installation in an area of available and low value land which can be discreetly installed to limit any impacts on the listed building. The proposals will therefore provide a green energy solution which will reduce carbon emissions and energy bills. Solar energy is one of the cleanest and most abundant sources of renewable energy. By harnessing the sun's power, it is possible to lessen the reliance on fossil fuels and reduce the harmful greenhouse gases. This shift to solar energy plays a key role in the fight against climate change and in safeguarding the planet. The property's current electrical use is estimated to be responsible for over 50,000 kg of CO₂ each year by using grid electricity. The solar panels will reduce these emissions by a calculated 70% saving an estimated 37,192 kg of CO₂ emissions each year.

A strategic approach to minimise adverse biodiversity impacts in line with the mitigation hierarchy and biodiversity gain hierarchy has informed the proposals. The panel array is deliberately located to avoid onsite habitats of higher quality. The enhancement of existing onsite habitats has been prioritised. The newly created wildflower area will create a stepping stone site for local pollinators and a resource for seed eating birds. Best practice management of wildflower areas is well understood and with the appropriate seed mix selection is realistically achievable and unlikely to fail. The proposed enhancements deliver a Habitat and Hedgerow unit net gain of 21.84% and 239.09% respectively. The BNG target is thus met.

The number and location of solar panels have been considered to suit the solar orientation and to provide the required energy demands. It is considered that locating solar panels on the roof the listed Bridge House would have too much impact on the heritage asset. The unfavourable orientation and limited roof area also means this is not a feasible option. The proposed location beyond the immediate curtilage and out of site of the Bridge House ensure the proposals will have no adverse impact on the site or surrounding area.

The client has previously submitted a Pre-App to seek out the views of the Local Planning Authority. The response Ref. 24/00078/PREAPP has been fully considered and has helped to inform the subsequent Full Plans application.

The solar panels provide renewable sustainable electricity for the energy demands of the client. The established natural screening along the boundaries ensure the proposals will not affect the local amenity and the environment is not compromised. The solar panels provide renewable sustainable electricity for the energy demands of the client. There is no loss of significance of the setting of any adjacent buildings and any consideration of harm is outweighed by environmental benefits.'

4 PLANNING POLICIES

SHILNP Shilton Neighbourhood Plan
OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
EH2 Landscape character
EH3 Biodiversity and Geodiversity
EH6 Decentralised and renewable or low carbon
EH8 Environmental protection
EH9 Historic environment
EH10 Conservation Areas
EH11 Listed Buildings
EH13 Historic landscape character
NPPF 2024
DESGUI West Oxfordshire Design Guide

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning permission for the installation of photovoltaic solar panels comprising 42 panels on the roof of the spa building and 120 ground mounted panels at Bridge House, Bridge Street, Shilton.
- 5.2 The application site is comprised of 0.36ha of land to the west of Bridge House including pool house/gym building consented under application ref. 19/02767/HHD, section of paddock to the west and access via existing field gate to the south.
- 5.3 The host dwelling is Grade II listed and lies approximately 18m from the pool house/gym building. The site is wholly within the Shilton Conservation Area and is brought before Members due to the objection of Shilton Parish Council to the siting of ground-mounted solar panels on agricultural land.

Relevant Planning History

- 5.4 Bridge House has been subject to multiple planning applications in recent years, your Officers consider that in this case, the following is most pertinent:

19/02767/HHD- Construction of a new earth-sheltered swimming pool, pool house and gym together with associated landscaping works. Approved Dec 2019.

The Proposal

- 5.5 The proposed development follows pre-application engagement with officers and involves the siting of 42 roof mounted solar panels on the flat roofed building consented under 19/02767/HHD. To the west, in an area of undeveloped agricultural paddock, three rows (120) of ground mounted panels on A-frame support structures would be installed. The structures would total 2.8m in height and face south. The panels would generate 71.3MWh of electricity annually, providing a total saving of 18 tons of CO₂ per year. The scheme also includes proposals to plant additional hedgerow screening to the northern site boundary.

Development Plan

5.6 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In this case, the development plan is comprised of the West Oxfordshire Local Plan 2031 ('WOLP') and Shilton Neighbourhood Plan ('SNP').

5.7 Taking into account planning policy, other material considerations and the representations of interested parties, officers are of the opinion that the key considerations of the application are:

- The Principle of Development;
- Design, Scale and Form;
- Impact on Heritage Assets;
- Landscape and Visual Impact;
- Residential Amenity; and
- Ecology

The Principle of Development

5.8 In light of Policies OS3 and EH6, Officers are minded to support renewable energy proposals in principle, and recognise the importance that such schemes will play in addressing the climate and ecological emergency. Policy OS3 states that minimising use of non-renewable resources, including land and energy, and maximising opportunities for travel by sustainable means should be considered and the proposed solar panels would comply with this policy. Policy EH6 references that renewable or low-carbon energy development should be located and designed to minimise any adverse impacts, with particular regard to conserving the District's high valued landscape and historic environment.

5.9 Section 14 of the revised NPPF sets out that the need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts (para. 163). Paragraphs 167-168 of the updated NPPF states:

'Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.

5.10 When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;

- b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions'.

5.11 Given the above policy context, the principle of development is considered acceptable subject to consideration of the remaining matters above against the development plan and relevant material considerations.

Design, Scale and Form

5.12 WOLP Policy OS4 states that new development should respect the historic, architectural and landscape character of the locality. Further, the general principles of Policy OS2 require development to be of a proportionate and appropriate scale to its context and form a logical complement to the established pattern and character of the area. Section 12 of the National Planning Policy Framework ('NPPF') reinforces the fundamental nature of good design to sustainable development and states that 'good design is a key aspect of sustainable development' (Para. 131).

5.13 In terms of siting, your officers consider that the siting of solar panels on the roof of the recently constructed flat-roofed pool house/gym represents a logical, proportionate and appropriate location in design terms. The roof mounted panels would be comparable in terms of projection to existing rooflights and set at a pitch of 10 degrees. The ground mounted panels would be sited in relatively close proximity to the buildings they would serve and have been placed in order to avoid encroachment into the steeply sloping northern part of the paddock. The application also includes justification regarding the chosen siting which outlines that the site is optimal in terms of solar orientation and has been chosen to avoid the need to alter the listed building itself and provide visual separation between the panels and main house. In terms of design, the panels are unremarkable in appearance and read as typical of development of this nature. The impact of the proposals upon the character and appearance of the area is fully considered in the next section.

Impact on Heritage Assets

5.14 Given the application site within the CA, officers are required to take account of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

5.15 Officers consider that the application site is within the setting of the listed host dwelling. Therefore, officers are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that considering development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses.

5.16 Section 16 of the NPPF (Conserving and enhancing the historic environment) is also an important material consideration in this assessment and states that in determining applications, LPAs should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, such as a listed building or conservation area, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 213). Paragraph 215 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. WOLP Policies EH9, EH10 and EH11 are directly relevant to the application with regard to the impact of the proposal upon designated heritage assets.

Heritage significance of Bridge House and the CA

5.17 Bridge House is a Grade II listed former farmhouse dating to the C17. The building displays a strongly vernacular character and appearance, using steeply pitched roofs, mullioned windows and local stone. Officers therefore consider that its significance is largely drawn from its architectural as well as historic interest. Bridge House contributes to the character and appearance of the CA, which is more broadly characterised by a low-density and organic pattern of development that is defined by the enclosed valley topography. Dry stone walls and the interplay between the settlement and wider agricultural landscape are an important characteristic, as is the consistent use of local stone for walls and roofs.

Contribution of the site to the significance of Bridge House and the CA

5.18 The application site is composed of two distinct main elements, the recently constructed pool/gym building, which replaced a pre-existing tennis court, and undeveloped paddock land. Given that the building is a modern construction, it is not considered to positively contribute to the heritage significance of the listed host dwelling or wider CA. The parcel of undeveloped agricultural land on which the proposed panels would be located forms a relatively small portion of the wider paddock which extends to the north and south and is under common ownership. However, given the historical relationship between the listed host dwelling and surrounding agricultural land, the site is considered to positively contribute in part to its significance through exemplifying this relationship. As set out above, the valley topography in which the village sites has historically contained development, leading to an enclosed character and rural setting. The inclusion of surrounding agricultural land (including the application site) with the CA exemplifies its contribution to the heritage significance of the CA. The site itself is relatively contained in visual terms owing to the topography as well as strong boundary vegetation however, officers consider that the undeveloped portion of the site does provide a positive contribution to the setting of the host dwelling as well as character and appearance of the CA.

Impact of the proposal upon the significance of Bridge House and the CA

5.19 The proposed siting of solar panels on the roof of an existing modern structure is considered to result in a negligible impact upon the heritage significance of the host dwelling and the CA. This is due to their limited projection above the roof and that they would be read in the context of the existing contemporary building with limited intervisibility with Bridge House.

5.20 The siting of panels in the undeveloped part of the site would result in the partial erosion of the pleasant rural, pastoral landscape setting of the host dwelling and village and the introduction of modern features resulting in a limited urbanising effect. On this basis, the Council's Conservation Officer has stated that the proposal would result in an adverse impact upon identified heritage assets. In terms of the magnitude of harm identified, the ground mounted panels would be visible in middle distance views from the south at the field gate access to the paddock but would be screened in viewed from the B4020 to the north by proposed hedgerow planting and intervening topography. From the road through the village itself, the site is obscured due to the intimate valley bottom setting of the village, which as well as the recently constructed building, limits invisibility with the host

dwelling. In addition, officers consider that the panels, whilst significant in scale, would appear as reversible features read in close proximity to existing residential built form and could be conditioned to be removed once their use ceases. Further, the area around the mountings would remain undeveloped land, thereby allowing some appreciation of the pastoral character of the site to remain. On this basis, the proposed development is considered to result in 'less than substantial' harm to the heritage significance of the listed host dwelling by way of adverse impact on its setting as well as to the character and appearance of the CA by virtue of the erosion of the rural and pastoral setting of the village. Officers consider that for the reasons as set out, this harm would fall towards the lower end of less than substantial. Officers have requested additional justification from the applicant in relation to this harm (noting NPPF para. 213) who have set out that the number of panels provided is necessary in order to generate enough electricity to significantly offset the usage of the pool/gym building year-round and surplus electricity would only be generated in summer months.

Heritage balance

5.21 Having identified less than substantial harm to the significance of designated heritage assets, to which great weight must be applied, the balancing exercise set out under Paragraph 215 of the NPPF must be undertaken whereby the public benefits of the scheme are weighed against the heritage harms. In this case, the harm identified is considered to fall towards the lower end of less than substantial in the terms of the NPPF. The public benefits of the scheme are considered to result from the low carbon method of energy generation proposed, resulting in a saving of 18 tons of CO₂ per year compared to the existing situation. Officers apply significant weight to this benefit as set out in NPPF para. 167. In this case and given the modest level of heritage harm identified, whilst applying great weight to this harm, the public benefits resulting from the scheme are considered to outweigh the heritage harm and this heritage balance falls in favour of the application.

Landscape and Visual Impact

5.22 WOLP Policy EH2 deals with landscape character and is also directly relevant in this case. It states:

'The quality, character and distinctiveness of West Oxfordshire's natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced. New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds... Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.'

5.23 The SNP also describes the local landscape character as:

- Shilton is situated on the banks of the Shill Brook, which feeds into the River Thames six miles to the south. The ancient village remains relatively unspoiled as a farming village and most of the settlement has been designated as a Conservation Area.
- Shilton retains the buildings, topography and rural placement of a Cistercian Farming Grange.
- Shilton has retained its meadows that sweep down to the heart of the village in a way that binds the settlement with its surrounding country.

5.24 As set out in the previous section, the proposal would lead to a partial erosion of the rural and pastoral setting of the village through the introduction of solar panels into currently undeveloped paddock land, although would be largely screened by topography and intervening vegetation from outside the site. Given the limited scale and reversibility of the proposed development, as well as proposed landscaping interventions such as structural planting to contextualise and screen the panels in public views from the north and south, which can be secured via condition, officers consider that the landscape and visual effects arising from the proposal would be initially slightly adverse, reducing to negligible with mitigation planting. The application is therefore considered to comply with WOLP Policies OS2 and EH2, as well as the SNP in this regard.

Residential Amenity

5.25 WOLP Policy OS2 states that new development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. The importance of minimising adverse impacts upon the amenity of future and neighbouring occupiers is reiterated in Policy OS4, the West Oxfordshire Design Guide and the NPPF.

5.26 Officers consider that due to nature of the proposed development, location of the panels and separation distance to neighbouring properties that no significant impact will result upon neighbouring occupiers by way of overlooking, loss of privacy, overbearing, loss of light or other nuisance issues such as glint and glare. In light of this assessment, officers consider that the proposal is acceptable in terms of neighbourly amenity and accords with WOLP Policies OS2 and OS4.

Ecology

5.27 WOLP Policy EH3 seeks to protect and enhance biodiversity in line with Chapter 15 of the NPPF which outlines that the planning system should aim to deliver overall net gains for biodiversity.

5.28 The application is subject to statutory Biodiversity Net Gain ('BNG').

5.29 The submission has been reviewed by the Council's Biodiversity Officer, who has raised a holding objection due to insufficient information on biodiversity, including on BNG related matters. Officers anticipate that the comments can be addressed through the submission of additional information and therefore officers seek provisional approval subject to additional information being received and deemed satisfactory by the Biodiversity Officer, including planning conditions to be attached to the consent as requested by the Biodiversity Officer. A further verbal update will be given at the meeting.

Other Matters

5.30 No material impact with regard to highways, drainage or other planning matters are identified.

Recommendation and Planning Balance

5.31 As set out above, the proposal would result in a low level of less than substantial harm to the significance of designated heritage assets, to which great weight must be applied. Conversely, the scheme would result in public benefits through the low carbon method of energy generation proposed, resulting in a saving of 18 tons of CO₂ per year. As under the initial heritage balance, officers apply significant weight to this benefit.

5.32 Therefore, on balance given the modest level of heritage harm identified, whilst applying great weight to this harm, the public benefits resulting from the scheme are considered to outweigh the heritage harm.

5.33 In light of this assessment, the application is considered to accord with adopted West Oxfordshire Local Plan 2031 Policies OS1, OS2, OS3, OS4, EH2, EH6, EH8, EH9, EH10, EH11 and EH13, the Shilton Neighbourhood Plan 2031, NPPF 2024, the West Oxfordshire Design Guide 2016 and to all the relevant material considerations set out. The application is therefore recommended for provisional approval subject to resolution of ecology and BNG matters with any additional conditions to be agreed in writing with the Chair.

6 CONDITIONS

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

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

2. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3. The development shall be constructed with the materials specified in the application.

REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

4. Hedges shall be planted along the northern and southern boundary of the land before the ground-mounted panels hereby approved are installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The hedges shall thereafter be so tended as to grow to, and to remain at, a height of not less than 4 metres on the northern boundary and 2 metres on the southern boundary.

REASON: To safeguard the character and landscape of the area.

5. Within six months of the cessation of use of the solar panels for electricity generating purposes, the solar panels together with any supporting apparatus, mountings, cabling, foundations and other associated equipment shall be removed from the land and the land shall be restored to a condition matching the surrounding site.

REASON: To protect the character and appearance of the area.

Contact Officer: James Nelson

Telephone Number: 01993 861712

Date: 29th January 2025