

Referral to Committee Report

Parish: Wedmore
Application No: 50/23/00069 Received: 18/07/23
Application Type: Full Planning Permission
Proposal: Erection of an agricultural building to be used as an implement store (part retrospective).
Location: Chapel Farm, Blakeway, Wedmore, Somerset, BS28 4UE
Applicant: Mr M Sweet



Committee decision required because

This application is referred to the chair and vice chair of the Planning North Team as the officer recommendation is contrary to comments received by Wedmore Parish Council.

Site and Surroundings

The application site is located within the rural countryside and to the south of (but outside the settlement boundary) of Wedmore Village and to the north-east of Bridgwater and east of the M5 Motorway. The application site is accessed via 2 separate entrances located along Blakeway (B3151). The wider site consists of a working farm and established farmstead known as 'Chapel Farm' owned and maintained by the applicants. The applicants dwelling is situated towards the middle of the front/western boundary of the site which fronts onto Blakeway (B3151) and is a 2-storey rendered dwelling set under a red-tiled gable roof. The remainder of the site situated to both sides and the rear of the applicants dwelling consists of a tarmacked hard standing yard within the northern portion of the site to accommodate loading and unloading of farm deliveries and a group of tightly packed single-storey steel framed and a complex of corrugated sheet constructed agricultural buildings used primarily for the storage of grain, and other agricultural structures within the southern portion of the site. A variety of tractors, vehicles, machinery and other similar paraphernalia are also scattered throughout the site. The wider site backs onto and is bounded by rural countryside and agricultural farmland to the east, a residential dwelling on a spacious plot to the north which is subdivided from the application site by a natural land drain and is called 'Sunnyside', another farm to the south which is also subdivided from the application site by a natural land drain and is called 'Box Farm' and the main road called Blakeway (B3151) to the west.

Proposal

Planning consent is sought for the erection of an agricultural building to be used as an implement store. The application is part-retrospective as the agricultural building has already been partially constructed upon the tarmacked hard standing yard within the northern portion of the site. The agricultural building once fully constructed would have a height of 6.97 metres from the ridge to the ground floor level and 4.57 metres from the eaves to the ground floor level, a width of 18.28 metres, a depth of 9.14 metres and a footprint of 167.07 square metres. The northern and southern elevations would consist of 4 bays and be fully enclosed and cladded with blue, green or grey box profile steel. The western and eastern elevations would consist of 3 bays also cladded with blue, green or grey box profile steel but with a sliding door to the middle of the western elevation. The floor would be made from gravelled hardcore. The roof of the building would be a gable roof made from fibre cement finished in either green or blue with clear plastic rooflights on each pitch of the roof.

Relevant History

Applications Overlapping the same Spatial Area:

Reference	Case Officer	Decision	Proposal
31/23/00016	AGE	GTD	Application for Non-Material Amendment to Planning Permission 31/22/00011 (Erection of detached self-build, agricultural worker's, dwelling) to allow for amendments to windows, roof-lights and floor level to allow for suspended floor.
31/22/00011	AGE	GTD	Erection of detached self-build, agricultural worker's, dwelling
31/00/00010	STH	GTD	Installation of 3 replacement windows in north elevation, replacement of slate roof with thatch and reinstate stone copings

Supporting information supplied by the applicant.

Application Form
Flood Risk Assessment

Consultation Responses

Consultee Name	Summary of Response
Planning Enforcement	No Comments or Objections received at time of writing.

King Alfred 1 - Matthew Martin	No Comments or Objections received at time of writing.
King Alfred 2 - Harry Munt	No Comments or Objections received at time of writing.
Wedmore Parish Council, The Council Room	<p>Objects to the proposals on the following grounds:</p> <ul style="list-style-type: none"> • The barn is contrary to Sedgemoor Local Plan Policy D25 – Protecting Residential Amenity. • The size and situation of the barn within the plot would be overbearing and be visually dominant to occupants and nearby dwellings. • Given the implied use of the proposed building there is potential to cause noise or disturbance to occupants and neighbours. • This application is also contrary to the Wedmore Neighbourhood Plan – Policy WED4 – Natural Environment. • The Parish Council would have liked to have seen more detail relating to the potential risk of future flooding impact, there is a lack of detail relating to the rainwater runoff or any significant drainage plan.
Axe Brue Drainage Board	No Comments or Objections received at time of writing.
Somerset Council - Civil Contingencies	No Comments or Objections received at time of writing.
Environment Agency (drainage/water)	No Comments or Objections received at time of writing.
Natural England	No objections provided that the local authority is satisfied that a Shadow Habitats Regulation Assessment would not be necessary or required as per the People Over Wind Ruling.
Somerset Council - Ecologist	<p>No phosphate related objections to the proposals</p> <p>No objections to the proposals on ecological grounds subject to conditions in relation to bat lighting and conditions requiring the provision of Construction Risk Avoidance Measures Method Statement (RAMMS) and a Biodiversity</p>

	Enhancement, Mitigation and Monitoring Plan (BEMMP) alongside an informative in relation to bats, birds, badgers & other legally protected species.
Somerset Council Highways	No objections subject to a condition that the barn is used for purposes which are ancillary to the current farm and other current uses of the land.

Representations

The following is a summary of comments received from one neighbour/third party who objects to the proposals on the following grounds:

- The building's framework has 4 x 5m bays, with half of the building protruding in front of the farmhouse and into the garden, causing a detrimental visual impact.
- There are worries about flood risk due to lack of provisions for storm water, overdevelopment with multiple sheds and barns,
- The development could have adverse effects on neighbouring or nearby property values.
- There are concerns about noise, dust, disturbance, and the shading of planted shrubs and trees.
- The objectors do not oppose the idea of a store/barn, but they oppose its current location in the garden area or in front of their bungalow.

Most Relevant Policies

National Planning Policies

National Planning Policy Framework [2023]

Sedgemoor Local Plan (2011-2032)

S1 Presumption in Favour of Sustainable Development

S5 Mitigating the Causes and Adapting to the Effects of Climate Change

D1 Flood Risk and Surface Water Management

D2 Promoting High Quality and Inclusive Design

D13 Sustainable Transport and Movement

D14 Managing the Transport Impacts of Development

D15 Economic Prosperity

D19 Landscape

D20 Biodiversity and Geodiversity

D24 Pollution Impacts

D25 Protecting Residential Amenity

CO1 Countryside

Wedmore Neighbourhood Plan (2019)

WED4: Natural environment

WED5: Design

WED7: Sustainability, provision of well-designed energy efficient buildings and places

WED8: Electric and low emission vehicles

WED9: Transport strategy

Other Material Considerations

National Design Guide

Planning Practice Guidance (PPG)

Somerset County Council Parking Strategy (September 2013)

Somerset County Council Highways Development Control - Standing Advice (June 2017)

Flood Risk Standing Advice published by the Environment Agency and Department for Environment, Food & Rural Affairs on 1st April 2012 and updated on 8th February 2022

Main Issues

Principle of Development

The application site lies outside of the Wedmore Development Boundary and is therefore considered as a countryside location. Proposals in such places are generally resisted unless it would relate to a specific locational requirement or a type of development that requires a rural location, as set out in policies S2 and CO1 of the Local Plan. The proposal is for a implement storage barn. Within the supporting documentation the requirement of the proposed barn has been set out and the location as proposed would be acceptable for such a development as it relates to agriculture. The justification sets out that the proposed implement storage barn is required to store agricultural equipment and/or vehicles, tractors, machinery currently used for the operation and maintenance of the applicants' farm and currently stored out in the open within the existing hardstanding yard. To reinforce this use, a condition is attached which limits use of the proposed agricultural storage building only as an implement store for the storage of agricultural equipment, machinery, materials, produce & fodder only and which prohibits any other use. Attachment of such a condition helps to ensure that the proposed implement storage barn is only used for agricultural purposes and not for other tourist, holiday letting, commercial, residential or industrial uses which may not be appropriate outside of designated settlement boundaries without appropriate policy exception or justification.

With the above condition attached, the principle of the application complies with policy CO1 & S2 of the Sedgemoor Local Plan 2011-2032 and would also not conflict with the aims and provisions of both the Wedmore Neighbourhood Plan (2019) and National Planning Policy Framework (2023).

Visual Amenity & Landscape

The application site is situated within the Levels and Moors Landscape Character Area. The parish council and third-party comments in relation to the scale and mass of the proposed agricultural storage building and its visual impact due to its position towards the front of the site have been

considered. Furthermore, the application barn would also be viewed against the backdrop of the complex of farm buildings and structures forming part of Chapel Farm, the neighbouring residential dwelling at 'Sunnyside', the applicants dwelling and the wider surrounding rural countryside and any visual impacts in this regard must be adequately assessed for the purposes of the current application.

The site is not in a particularly sensitive location from a visual amenity or conservation point of view as the application site is not situated within an Area of Outstanding Natural Beauty or Conservation Area or within the setting of any Listed Buildings. The proposed agricultural storage building will have an appearance that is typical of utilitarian agricultural buildings and is not considered to be out of keeping or inappropriate in respect of the Levels and Moors Landscape Character Area. The proposed agricultural storage building would have a height of just under 7 metres from the ridge to the ground floor level and would therefore be no taller than the applicants 2 storey dwelling (to which the proposed agricultural building is to be near to) and other agricultural barns and buildings situated throughout the wider site. The proposed agricultural storage building would also be broadly consistent with the stepped building line established along Blakeway due to its position and orientation between the applicants dwelling and neighbouring dwelling at 'Sunnyside. Views of the proposed agricultural storage building from the public realm would also be limited and only fleeting views of the proposed agricultural storage building would be glimpsed between the trees to the front of the site would be visible from the public highway. The proposed agricultural storage building would also be well screened by the topography of the land and by hedging, trees, water courses and other natural boundary treatments along wider site boundaries. However, to provide further screening benefits, a condition has been attached which requires the provision of a landscape management plan, which should also include additional hedge and tree planting along site boundaries closest to the proposed agricultural storage building. With the above condition attached, the proposal complies with policies D2 and D19 of the Sedgemoor Local Plan (2011-2032) and Policy WED5 of the Wedmore Neighbourhood Plan (2019).

Residential Amenity

The application site is located within the southern rural outskirts but outside the settlement boundary of Wedmore Village. The third party and parish council concerns in relation to the residential amenity impacts of the proposed agricultural storage building due to its position towards the front of the site have been considered. In response to these concerns, it is noted that other than the applicants dwelling, only 1 dwelling outside of the application site namely Sunnyside situated to the north of the site would be situated near to the proposed agricultural building. The proposed agricultural storage building would be situated 45 metres to the south of the residential property at Sunnyside and 15 metres to the north of the applicant's property. Therefore, any impacts upon the residential amenities of both the applicants' dwelling and dwelling situated at Sunnyside are likely to be minimal. This is further supported by the fact that the proposed agricultural storage building would be used as an implement to store agricultural equipment and/or vehicles, tractors, machinery currently used for the operation and maintenance of the applicants' farm and would not lead to any increases in the number of livestock already on the site. However, to reinforce this, a condition is attached which limits use of the proposed agricultural storage building only as an implement store for the storage of agricultural equipment, machinery, materials, produce & fodder

only and which prohibits any other use. The wider site is also surrounded by hedging, trees, watercourses, and other natural boundary treatments which would further help mitigate any impacts upon the residential amenities of neighbouring occupiers. Due to the separation distances between the proposed agricultural storage building and any nearby residential dwellings, the proposals would not have a detrimental impact on the amenities of any residential occupiers. It is not considered that the development would give rise to any unacceptable impacts in terms of residential amenity. With the above condition attached, the proposed development would comply with the requirements of policies D2 and D25 of the Sedgemoor Local Plan 2011-2032.

Ecology & Biodiversity

The site lies in very close proximity (a matter of metres in some cases) to multiple Statutory Designated Sites. The site itself is largely mapped as UK BAP Priority Habitat: Coastal and Floodplain Grazing Marsh. The site is also located directly opposite a SSSI site known as 'Tealham and Tadham Moors' situated on the western side of Blakeway (B3151). No Ecological Surveys or Appraisals which provide details in relation to ecological impacts and recommend appropriate enhancement, avoidance, and mitigation measures have been submitted in support of the proposals. Consultation has been carried out with Somerset Ecology Services who raise no objections to the proposals subject to in relation to bat lighting and conditions requiring the provision of Construction Risk Avoidance Measures Method Statement (RAMMS) and a Biodiversity Enhancement, Mitigation and Monitoring Plan (BEMMP) alongside an informative in relation to bats, birds, badgers & other legally protected species. Given the part-retrospective nature of the application, the BEMMP whilst remaining attached has been reduced in detail as the condition as initially requested by ecology was disproportionate for the provision of a minor scheme for one agricultural building. From inspection of site photos, the material from the fallen barn appears to currently be stored next to a watercourse at the base of trees and with hedgerow/vegetation growing over it. Therefore to address concerns regarding material polluting the watercourse, as well as impacts to any species potentially utilising this material or adjacent vegetation (nesting birds, reptiles, amphibians, invertebrates), the remaining conditions and informatives requested by Somerset Ecology Services have been attached to ensure that the proposals promote potential biodiversity net gains and avoid biodiversity net losses in line with the aims and objectives of policies D20, D21 & D23 of the Sedgemoor Local Plan, Policy WED4 of the Wedmore Neighbourhood Plan (2019) and the aims and provisions of the NPPF (2023).

Somerset Levels and Moors – Phosphates

The site is identified as being within the Somerset Levels and Moors Ramsar Site Catchment Area and more specifically falls within the Brue Catchment. The proposals are for an agricultural barn to be used as an implement store. Somerset Ecology Services also raises no objections to the proposals on phosphate grounds. Natural England have been consulted and raise no objections provided that the local authority is satisfied that a Shadow Habitats Regulation Assessment would not be necessary or required as per the People Over Wind Ruling. The applicant has confirmed that the proposed agricultural storage building would not lead to any increases in the number of livestock already on the site and would not lead to the creation of any new foul drainage connections. As such, the proposals are unlikely to add significantly to nutrient loading on the

Somerset Levels and Moors Ramsar site. A Shadow Habitats Regulations would therefore not be required for the purposes of the current application and any impacts of the proposals on the Ramsar Site can therefore be screened out and no further phosphate mitigation would be required as part of the current proposals. The Development would therefore comply with the aims and objectives of policy D24 of the Sedgemoor Local Plan 2011-2032, Policy WED4 of the Wedmore Neighbourhood Plan (2019) and the NPPF (2023).

Highways and Transport Impacts

The applicant has confirmed that existing site access arrangements will be unaffected by the proposals which involve the erection of an agricultural storage building. Furthermore, the proposed agricultural barn will not be a public-facing development which leads to any increases in either visitor or staff numbers or any increases in the number of livestock already on the site. Furthermore, Somerset Council Highways have also been consulted upon the proposals and raise no objections subject to a condition that the barn is used for purposes which are ancillary to the current farm and other current uses of the land. An appropriately worded condition has been attached which limits use of the proposed agricultural storage building only as an implement store for the storage of agricultural equipment, machinery, materials, produce & fodder only and which prohibits any other use. The proposed agricultural building has already been partially constructed upon the tarmacked hard standing yard within the northern portion of the site, and this will lead to a reduction in the total amount of available hardstanding once the agricultural storage building has been completely built. However, the existing site is large enough and current car-parking arrangements adequately sufficient to allow for the manoeuvring and parking within the existing site curtilage and as per guidelines contained within the Somerset County Council Highways Development Control - Standing Advice. Therefore, there are no unacceptable highway safety and car-parking impacts in terms of the proposed development and the proposals would comply with policies D13 and 14 of the Sedgemoor Local Plan 2011-2032 and policies WED8 and WED9 of the Wedmore Neighbourhood Plan (2019).

Flood Risk & Surface Water Management

The application site is in Flood Zone 3a. Policy D1 of the Local Plan seeks to ensure that the surface water run off generated from development is adequately assessed and does not result in a detrimental impact on the wider area and existing water courses. The application site lies outside of the Wedmore Development Boundary; however, the proposed development must be carried out within the existing application site which is part of an already established and existing working farm and which is required for the applicant to store agricultural equipment and/or vehicles, tractors, machinery currently used for the operation and maintenance of the applicants' farm and currently stored out in the open within the existing hardstanding yard. The proposals would therefore meet both the locational and functional requirements as outlined within Local Plan Policy D1. The sequential test can also be considered satisfied for the current development proposals.

However, the vulnerability of the development must still be compatible with the Flood Zone.

Furthermore, the Exceptions Test would be applicable to the current development, as the proposed agricultural storage building is a less vulnerable development situated within flood Zone 3. The proposals would satisfy both parts A and B of the Exceptions test. This is because the proposed agricultural storage building would allow for store agricultural equipment and/or vehicles, tractors, machinery currently used for the operation and maintenance of the applicants' farm, thereby allowing a more efficient operation of the applicants' farm and consequently providing social and economic benefits. Furthermore, the applicant has provided a Flood Risk Assessment, detailing mitigation measures taken to address flood risks. The Axe Brue Drainage Board, Somerset Council Civil Contingencies Department and Environment Agency Drainage/Water Team have all been consulted upon the proposals but have raised no comments or objections to the proposals at the time of writing. However, the parish council and third-party flood risk related concerns are noted. In response to these concerns, drainage concerns in relation to agricultural buildings would not be covered under Part H of Building Regulations. As such, appropriate flood risk related conditions which require the recommendations outlined within the submitted Flood Risk Assessment to be implemented throughout the lifetime of the development alongside the submission of further details of a scheme for the management of surface water have all been attached to ensure that the development complies with the requirements of Flood Risk Standing Advice, the National Planning Policy Framework and Policy D1 of the Sedgemoor Local Plan 2011-2032.

Other Matters

The third-party concerns about the potential impacts of the proposals upon nearby and neighbouring property values are noted. However, impacts of development proposals upon property values are not material considerations for planning purposes and can therefore not be given any further consideration or weight as part of the assessment of the current application.

Conclusion

The proposal is of an acceptable design and appearance that would have no adverse impact of the character of any existing buildings or the locality. The proposal would also be acceptable in terms of residential amenity, phosphate, drainage, highway, ecological and landscape impacts. As such, the proposal complies with policies CO1, D2, D19, D20 and D25 of the Sedgemoor Local Plan 2011-2032.

RECOMMENDATION

GRANT PERMISSION

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The proposed agricultural building hereby permitted shall be used for as an implement store for the storage of agricultural equipment, machinery,

materials, produce & fodder only and no other use whatsoever.

Reason: The use of the proposed agricultural building hereby permitted for any use other than as an implement store for the storage of agricultural equipment, equipment, machinery, materials, produce & fodder only would require the submission of a separate planning application to the Local Planning Authority to be considered on its planning merits, having regard to considerations such as impact on the amenities of the area, highway safety and parking provision in accordance with Policies D2, D13, D14 and D25 of the Sedgemoor Local Plan and relevant guidance within the NPPF.

- 3 Prior to the first use of the development hereby approved, details of a scheme for the management of surface water should be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be managed and maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To prevent the increased risk of flooding in accordance with the National Planning Policy Framework and to comply with the requirements of policy D1 of the Sedgemoor Local Plan 2011-2032.

- 4 During the course of construction of the development hereby permitted, the recommendations outlined within the submitted Flood Risk Assessment dated 14/12/2023 shall be carried out, completed and thereafter maintained for the lifetime of the development.

Reason: To prevent the increased risk of flooding in accordance with the National Planning Policy Framework and to comply with the requirements of policy D1 of the Sedgemoor Local Plan 2011-2032.

- 5 Prior to the installation of any external lighting, a lighting design for bats and other biodiversity, following Guidance Note 08/23 - bats and artificial lighting at night (ILP and BCT 2023), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed and sensitive habitats such as trees, hedgerow and/or watercourses shall remain unlit. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

6 A Risk Avoidance Measures Method Statement (RAMMS) detailing the following measures shall be submitted to and approved in writing by the Local Planning Authority within 4 weeks of the date of the decision notice:

- a) Pollution prevention methods to avoid impacts such as dust, chemicals or materials entering watercourses.
- b) How all hedgerows and trees will be protected from mechanical damage, pollution incidents and compaction of roots in accordance with BS5837:2012 during site clearance works, groundworks and construction and to ensure materials are not stored at the base of trees, hedgerows and other sensitive habitats.

The development will thereafter be implemented in accordance with the approved strategy.

Reason: Pre-commencement condition: In the interests of European and UK protected species. UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

7 A Biodiversity Enhancement, Mitigation and Monitoring Plan (BEMMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the first use of the development hereby approved. The mitigation/enhancements should be retained thereafter and should include the following:

- A) 1x 32mm nest box or similar directly under the eaves and away from windows on the north elevations (or similarly specified by manufacturer's instructions such as within a mature tree on site). Under no circumstances should south or west elevations be used, and boxes aimed at different species should be spaced at least 2m apart. Woodcrete or WoodStone boxes should be used where possible due to increased durability and thermal stability.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework.

8 Prior to the first use of the development hereby approved, a landscaping plan (inclusive of details of hard and soft boundary treatments) shall be submitted to and approved in writing by the local planning authority. The approved plan shall be implemented no later than the end of the first planting season following first use of the development hereby approved. All landscape areas shall be protected and maintained, and any trees or plants which, within a period of five

years from the completion of the planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species unless the LPA has given its written consent to any variation.

Reason: To make sure that a satisfactory landscaping scheme for the development is approved in accordance with policy D19 of the Sedgemoor Local Plan (2011-2032) and the aims and provisions of the NPPF (2023).

Note(s) to Applicants:

Statement of Proactive Working

This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35 (2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, the Local Planning Authority has endeavoured to work proactively in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

Legally Protected Species

Bats and Bat Roosts

All Bats species and their roosts are legally protected by both domestic and international legislation as set out in full within the Wildlife and Countryside Act (1981) (as Amended) and Conservation of Habitats and Species Regulations (2017) (as amended). As such you will need to satisfy yourself that the works you have been granted consent does not impact on protected species prior to work commencing.

You may be committing a criminal offence if you:

- Deliberately take , injure or kill a wild bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
- Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.

The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017 (as amended). In the unlikely event that bats are encountered during implementation of this permission it is recommended that works

stop, and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

Birds

The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

No vegetation removal or works to or demolition of buildings or structures shall take place between 1st March and 30th September inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or works to or demolition of buildings commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist accompanied by dated photos showing the site before and after clearance. In no circumstances should netting be used to exclude nesting birds.

Badgers

The developers are reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations, or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. If badgers, or signs of badgers are unexpectedly encountered during implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

Reptiles and Amphibian Species

Reptile and amphibian species are afforded protection from intentional and reckless killing or injury under the Wildlife and Countryside Act 1981 (as amended), are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006) and great crested newt, smooth snakes, sand lizards and pool frogs are designated and protected under The Conservation of Habitats and Species Regulations 2017. Outside the period from April to October these species are likely to be in torpor or hibernation when disturbance is likely to pose a risk to survival. In the unlikely event that reptiles and/or amphibians are encountered during implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

Schedule A

Location Plan Drg No. #00865880-14820E

Elevation (S) Plan Drg No. 2

Elevation (W) Plan Drg No. 3

Roof Plan Drg No. 4

Floor Plan Drg No. 5

Case Officer: Mr Sarfaraz Khan

Date: 17.04.2024

(For*) Principal Planning Officer/Service Manager

*** Delete as applicable**

on behalf of Dean Titchener
Manager:

17/04/2024

Date:

Planning North Committee Chair/Vice Chair

Chair:

Date:

Vice Chair:

Date:

I confirm that the decision notice in respect of the above mentioned application can be issued by delegated powers.*

I confirm that the above mentioned application will need to be presented to Planning Committee.*

*** Delete as applicable**

This application is out of time. Please pass to the Development Manager and please write details below of why this is the case.

Application was allocated to senior planning officer already out of date due to ongoing difficulties with the current application, extension of time agreed until 16th May 2024, to allow for chair and vice chair and potential committee referral process.