

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 4<sup>th</sup> July 2018**

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN  
AGENDA**

**ITEM**

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
1	18/01851/FUL	Monkton Combe School Farm Brassknocker Hill Monkton Combe

An additional consultation response has been received from the ecologist which states the following;

Ecology – No objection. Bat emergence and dawn surveys have now been completed of buildings on the site and no roosts were found; additional information and photos have been included within the report as requested to add confidence to survey findings, which is welcome.

Greater horseshoe bat was recorded foraging over the site on two occasions during the evening survey, which indicates the importance of sensitive lighting design in this location.

Mitigation is proposed for replacement of swallow nesting provision (prior to demolition of the existing nesting site).

Sensitive lighting design will also be required – the condition requested will require further details to be submitted for approval prior to installation of lighting – submitted information is at present too limited to assess potential for light spill.

**Officer assessment**

The comments from the ecologist are noted and do not alter the case officer recommendation to refuse the application.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
2	18/00356/FUL	Curbar Edge 2 Rowlands Close Bathford

## **Wildlife Protection and Enhancement (Pre-commencement)**

No development shall take place until full details of a Wildlife Protection and Enhancement Scheme produced by a suitably experienced ecologist have been submitted to and approved in writing by the local planning authority. These details shall include:

- (i) Method statement for pre-construction and construction phases to provide full details of all necessary protection and mitigation measures, including, where applicable, proposed pre-commencement checks and surveys, for the avoidance of harm to bats, reptiles, nesting birds and other wildlife, and proposed reporting of findings to the LPA prior to commencement of works;
- (ii) Detailed proposals for implementation of wildlife mitigation and enhancement measures, including wildlife-friendly planting and landscape details; provision of bat and bird boxes; provision of replacement habitats; provision for enabling movement of wildlife including hedgehogs on and off site; sensitive lighting design; with proposed specifications, models, species, materials as applicable, and proposed numbers and positions of species and features to be shown on plans as applicable;

All works within the scheme shall be carried out in accordance with the approved details and completed in accordance with specified timescales and prior to the occupation of the development and retained within the development thereafter in accordance with approved details.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policies NE3 of the Bath and North East Somerset Local Plan.

## **Implementation of Wildlife Protection and Enhancement Scheme (Preoccupation)**

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs where appropriate, completion and implementation of the approved Wildlife Protection and Enhancement Scheme, in accordance with approved details, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate the completed implementation of the Wildlife Protection and Enhancement Scheme, to prevent ecological harm and to provide biodiversity gain in accordance with policies NE3 of the Bath and North East Somerset Local Plan.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
8	18/01379/FUL	19 Rockliffe Road

Bathwick  
Bath

Since the report was written two further representations were received, which include one from the Bathwick Estate Residents Association and an additional objection statement from the occupants of 18 Rockliffe Road. The latter includes photographs to support the comments raised; these are available on the application file.

The statements provided by both parties, while comprehensive, do not raise new planning issues not already covered within the report.