

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Open Space Society

No response received.

Countryside Access Team

No response received.

County Ecologist

The application is not accompanied by any ecological information and I have therefore undertaken my own desk-based assessment using online sources, the application documents and GIS mapping. The building subject to works is a typical SCOLA-type structure with flat, felted roof and exterior cladding panels. Such buildings are not generally suitable for supporting e.g. roosting bats although the possibility cannot be entirely ruled out. Such buildings may support bats through the presence of small gaps or crevices within cladding or wall mortar: in my experience such features are often present on these types of structures. This building is in very close proximity to woodland which is known to support bats and so the potential is increased.

I would recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist (see Natural England guidance on finding a suitably qualified ecologist). The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

A Phase 1 ecological survey will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the consultant is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or, that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation measures.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

A Phase 1 Ecology Report dated 30 June was submitted on 1 July and forwarded to the County Ecologist who provided the following further comments:

The submitted Preliminary Ecological Report (KP Ecology, June 2016) details the results of a Phase 1 ecological survey of the site. It concludes that the SCOLA N-Block does not provide suitable opportunities for supporting roosting bats or other protected species. No further survey works are considered necessary. I concur with the findings of the report.

Forestry Commission

No response received.

Environmental Health Manager, Community Group

No adverse comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design
- (iii) Effect on the streetscene and neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed replacement windows, new flat roof and timber cladding is to upgrade and enhance the existing building. The design and appearance is deemed to be an improvement to the external appearance, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on the streetscene and neighbouring properties

7.4 The building on which the works are proposed is not visible from the public realm and it is therefore judged the visual impact would be minimal. The nearest neighbouring residential properties are in excess of 30 metres away, beyond an area of mature woodland. Consequently it is considered that the proposed alterations would not be detrimental to the amenities of these properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00469 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. L(P) 01	Site and location plan (part 1)
Drg No. L(P) 02	Site and location plan (part 2)
Drg No. L(P) 03	Existing ground floor plan
Drg No. L(P) 04	Existing first floor plan
Drg No. L(P) 05	Existing second floor plan
Drg No. L(P) 06	Existing roof plan
Drg No. L(P) 07	Existing and proposed north and east elevations plan
Drg No. L(P) 08	Existing and proposed south and west elevations plan
Drg No. L(P) 09	Proposed ground floor plan
Drg No. L(P) 10	Proposed first floor plan
Drg No. L(P) 11	Proposed second floor plan
Drg No. L(P) 12	Proposed roof plan
Planning Statement dated 27 April 2016	
Phase 1 Ecology Report dated 30 June 2016	

Reason: - To ensure provision of a satisfactory development.