

22/01426/FUL

Applicant Rushcliffe Borough Council, Property Services

Location Former Islamic Institute Inholms Gardens Flintham Nottinghamshire NG23 5LQ

Proposal Construction of Bat Barn

Ward Thoroton

Full details of the proposal can be found [here](#).

THE SITE AND SURROUNDINGS

1. The application site relates to part of the former Islamic Institute (originally the Officers' Mess attached to RAF Syerston) The buildings on the site are currently derelict. The site is located to the northwest of the village of Flintham and outside of the Conservation Area.
2. The site is adjoined on its south-west side by the Flintham village cricket pitch, to the north-west by the A46(T) and to the south-east by Inholms Gardens, a group of former RAF dwellings.
3. There is a Tree Preservation Order present on the site which include both individual trees and a group of trees.

DETAILS OF THE PROPOSAL

4. Full planning permission is sought for the erection of a bat barn. Revised plans have been provided since the submission of the application to allow the size of the building to accord with the recommendations within the accompanying Ecology report. The structure as revised would have a maximum height of 5.6m with a pitched tiled roof with an internal loft height of 2.8m. The external dimensions of the building are approximately 5.2m x 5.2m.
5. The structure would comprise of a red faced brickwork to all walls under a pitched roof covered in a dark grey plain tiles. The plans propose horizontal waney edged sawn timber cladding to be applied to both gable ends. A single access door is proposed on the south west elevation. The building would incorporate features to encourage use by bats including bat access gaps, bat box and a ridge tile access.
6. The information submitted with the application confirms that this structure is required to provide mitigation for the potential loss of habitats within the existing derelict buildings on site proposed to be demolished.

7. The proposed structure is proposed to be located towards the western boundary of the site adjacent to a group of trees to provide protection and shelter both for the building and the intended occupants.
8. The application is supported by an ecology report which concludes that the existing buildings on the site contains both day roosts of bats and a maternity roost of common pipistrelle bats. It acknowledges that as no new structures are proposed for the foreseeable future on the site any demolition of the buildings will require the construction of a separate bat loft to compensate for the loss of the habitats.
9. The application is before the Planning Committee because the Borough Council is the applicant

SITE HISTORY

10. Outline planning permission (15/03060/OUT) for Redevelopment of the Former Islamic Institute for up to 95 Dwellings was granted in 22/09/2016. This permission has now expired.
11. A S215 Notice (Untidy Land Notice) has previously been served on the site to secure the buildings demolition. Surveys undertaken in connection with this matter revealed that the existing buildings on the site contain bat habitats and therefore compensation for any loss of habitats was required before demolition of the building could be undertaken.

REPRESENTATIONS

Ward Councillor(s)

12. Cllr Bailey supports the application.

Town/Parish Council

13. Flintham Parish Council fully support the construction of the Bat Barn.

Statutory and Other Consultees

14. Nottinghamshire County Council has local highways authority have no objections.
15. National Highways have no objections.
16. RBC Ecology and Sustainability Officer notes that the surveys are in date and have been carried out in accordance with good practise. The report demonstrates that the proposed Bat Barn is as recommended and therefore there is no reasonable likelihood of protected species, habitats or sites being affected adversely within the application site provided avoidance measures are followed. It is concluded that the favourable condition of populations of protected species will benefit by the proposed development.
17. RBC Landscape Officer confirms that the barn will not impact on any TPO trees located within the vicinity of the site and an unprotected Oak and Silver Birch which will be located to the east. Tree protection measures would be

appropriate in accordance with BS5837.

18. Natural England have been consulted on the original and revised plans and have not made any comments.

Local Residents and the General Public

19. A site notice has been posted in close proximity of the site and no comments have been received.

PLANNING POLICY

20. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2). Other material considerations include the National Planning Policy Framework (NPPF) (2021), the National Planning Practice Guidance (the Guidance).

Relevant National Planning Policies and Guidance

- 21 The relevant national policy considerations for this proposal are those contained within the National Planning Policy Framework (NPPF) and the proposal should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF.
- 22 The NPPF requires the minimisation of impacts on biodiversity and net gains in biodiversity in order to halt the overall decline in biodiversity.
- 23 Achieving sustainable development means that the planning system has three overarching objectives, an economic objective, a social objective and an environmental objective, which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives.

A copy of the National Planning Policy Framework 2021 can be found [here](#).

Relevant Local Planning Policies and Guidance

- 24 The LPP1 sets out the overarching spatial vision for the development of the Borough to 2028. The following policies in the LPP1 are relevant:
 - a. Policy 1 – Presumption in Favour of Sustainable Development.
 - b. Policy 10 -Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014).
 - c. Policy 17 – Biodiversity.

A copy of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) can be found [here](#).

- 25 Under LPP2, the following relevant policies are pertinent to highlight in relation to the proposal:
 - Policy 1 - Development Requirements.
 - Policies 37 - Trees and Woodlands).

- Policy 38 Non designated Biodiversity Assets and the wider ecological network.

A copy of The Local Plan Part 2: Land and Planning Policies (LLP2) can be found [here](#).

APPRAISAL

- 26 This application is only to consider the erection of the bat barn and does not require the consideration of the demolition of the existing buildings or any potential future use of the site. The site is located outside of the village of Flintham but within a brownfield site occupied by existing substantial structures. The proposed development addresses a known constraint on the development of the site/ demolition of the buildings, i.e., a confirmed bat roost for Brown Long-eared bats and Common Pipistrelle bats (and potentially others) and has been designed to address that issue. Bearing in mind that there are no current redevelopment proposals on the site to allow alternative provision to be found a new separate building can be justified on that basis and this is confirmed within the Ecologists report. The building has been designed to accord with the Ecologists recommendations to encourage the use of the building and the Borough Councils ecologist has agreed that this is appropriate and necessary.
- 27 As the building has been located adjacent to a group of trees and towards the western boundary of the site this will ensure that it is not unduly prominent. Its location will also not prejudice any future redevelopment of the site that may come forward. It is considered that the building is of an acceptable design and functional in its form.
- 28 The building is located on and accessed from an internal access road and the siting has been reviewed by the Borough Councils Landscape Officer who is satisfied that the building will not impact on trees covered by a Tree Preservation Order. Details of tree protection measures whilst building works are taking place have been received and a condition is proposed to ensure that they are implemented.
- 29 It is concluded by the Borough Councils Ecologist that the favourable condition of populations of protected species will benefit by the proposed development. It is therefore considered that the building is necessary to compensate for the loss of habitat for existing protected species on the wider site therefore accords with the relevant development plan policies.
- 30 Demolition of the existing buildings will require a licence from Natural England and this structure would be required as part of the compensation process for the loss of an original roosting site through demolition of a building.
- 31 Revised plans have been sought since the submission of the application to ensure the building is to the dimensions recommended by the ecologist and to obtain details of tree protection measures. The submission of this information has allowed a favourable recommendation to be put before the Planning Committee in a timely manner.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s).

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

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development shall be undertaken in accordance with the following approved plans G_1183 REV A and G_1183_02 REV A, Tree Protection Plan and the structural and design recommendations as set out in section 5 and appendix G of the Elite Ecology Report.

[For the avoidance of any doubt and to ensure an acceptable development in accordance with Policy 1 of the Local Plan Part 2: Land and Planning Policies].

3. The development hereby permitted must not commence until the approved Tree Protection Measures have been erected and they shall thereafter be retained whilst construction works are taking place.

[To ensure the adequate protection of the existing trees on the site during the construction of the development having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policies 37 (Trees and Woodlands) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Chapter 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (February 2019).]

Note to applicant

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.