

19/01918/FUL

Applicant Mr Cameron McHugh

Location 2 Johns Road, Radcliffe On Trent, Nottinghamshire

Proposal Proposed demolition of the existing dwelling and construction two new three bedroom dwellings fronting Johns Road (semi-detached pair) and two new two bedroom dwellings fronting Grantham Road (semi-detached pair) including landscaping and the creation of dropped kerb (resubmission)

Ward Radcliffe On Trent

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Consultee Comment

RECEIVED FROM: RBC Environmental Sustainability Officer

SUMMARY OF MAIN POINTS:

The Preliminary Roost Assessment and Bat Activity Survey have both been conducted in accordance with best practice and are in date, and therefore valid.

The site consists of amenity grassland, buildings, hard standing ground and scattered trees, within a wider landscape of suburban and rural features. The development provides opportunities for ecological enhancement and overall the favourable conservation status of Protected Species is unlikely to be impacted by this development.

The officer recommended a number of matters to be covered by informative and condition including:

- A biodiversity Net Gain Assessment should be secured by condition;
- A Construction Ecological Method Statement securing Reasonable Avoidance Measures should be secured;
- The use of external lighting should be designed so as to avoid adverse impacts on bat populations;
- Bat/Bird Boxes and hedgehog features should be considered;
- New wildlife habitats should be provided;
- Existing hedgerows and trees should be retained and enhanced where possible, or suitably replaced with native species should removal be required;
- SUDs should provide an ecological enhancement where possible;

- Good practice construction methods should be used;
- Consideration of energy efficiency measures should be given.

PLANNING OFFICERS COMMENTS:

The comments over the validity of the ecology reports and findings align with and support the comments made in the committee report.

In terms of conditions and informatives, a scheme for net biodiversity gain including the provision of bat and bird boxes/bricks as a minimum is included in condition 10 of the committee report. Tree/hedge protection and landscaping enhancements are also included in recommended conditions 4 and 8 respectively of the committee report. Conditions 9 and 13 require the installation of electric vehicle charging points and adherence to higher water consumption standards which would be considered reasonable sustainability provisions and energy efficiency standards beyond those required by building regulations for a scheme of this scale.

Informatives regarding lighting design, RAMs and good practice would also seem appropriate. As such the following informative is recommended to be added to the existing good practice measures to cover these matters, should a recommendation to grant permission be upheld:

- It is recommended that a sensitive lighting scheme is implemented that includes downward lighting and avoids illuminating the vegetation around the boundaries of the site.

19/02523/FUL

Applicant Mr Simon Jenks

Location Willow Marsh Farm, Loughborough Road, East Leake

Proposal Change of use of existing agricultural buildings and surrounding land to a mixed use comprising agriculture and events use (including weddings, corporate events and wellness/yoga retreats) and the conversion, extension and change of use of the existing agricultural parlour building to guest house and office associated to the events use and the provision of car parking and guest camping areas all in association with the events use (part-retrospective)

Ward Leake

LATE REPRESENTATIONS FOR COMMITTEE

2. **NATURE OF REPRESENTATION:** Update to report

RECEIVED FROM: Officer update

SUMMARY OF MAIN POINTS:

Condition 1 refers to Plan SJ-19-03 Rev B dated June 2020; this should state Plan SJ-19-03 Rev B Dated June 2019.

PLANNING OFFICERS COMMENTS:

It is recommended that the condition be amended accordingly.