

NORTHERN PLANNING COMMITTEE –5th September 2012

UPDATE TO AGENDA

APPLICATION NO: 12/1513M

LOCATION: Birtles Bowl, Birtles Lane, Over Alderley

UPDATE PREPARED: 3rd September 2012

CONSIDERATIONS

Nature Conservation: No objection subject to conditions

The additional Bat Survey has been undertaken and submitted to the Local Planning Authority for consideration. The survey indicates that a bat loft needs to be provided in order to compensate for the loss of the existing buildings, one of which has evidence of being used by bats (the timber pavilion).

In order to maintain the existing roosting facilities, the applicant's agent has agreed that the existing wooden building is retained rather than demolished. The Nature Conservation Officer has confirmed that if the building is retained, there will be no issues in respect of roosting bats. Subject to a condition requiring the retention of the wooden building, it is considered that the proposed development would comply with policy NE11 of the Local Plan and the NPPF.

OFFICER APPRAISAL

Green Belt

It is now proposed to retain the two existing buildings on the site, rather than demolish them. The timber pavilion building is required in order to protect the existing bat roost and, as described above, this building should be conditioned for its retention and its use as a bat roost. Should Members consider it necessary, the building could be conditioned to be painted in an agreed colour in order for the building to blend better with the surrounding rural area.

It is also proposed to retain the existing brick built open-fronted former store building. Both buildings were previously proposed for demolition as their floor area was put forward as a very special circumstance in order to try and justify a larger than normal stable building. Now that the stable building has been reduced in scale, there is no longer a requirement for the other building's to be demolished and their retention would have no greater impact on the openness of the Green Belt. If however, Members would prefer for the brick built building to be demolished as part of the development in order to improve the appearance of the site and to reduce the overall number of buildings, this could be conditioned accordingly.

If the brick built building is retained, the applicant should be aware that a further planning permission would be required in order to use it in association

with the equestrian use on the site or for any alterations to its external appearance.

OTHER REPRESENTATIONS

Two further representations have been received that state they are supportive of the planning application/revised plans.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Subject to the imposition of a further condition in respect of the retention of the existing wooden building as a bat roost, it is considered that the proposed development would comply with policy NE11 of the Local Plan and the NPPF.