

## **SOUTHERN PLANNING COMMITTEE – 26<sup>th</sup> October 2016**

### **UPDATE TO AGENDA**

#### **APPLICATION NO.**

16/1940N

#### **LOCATION**

*Land to the rear of 481 Crewe Road, Winterley*

#### **UPDATE PREPARED**

24<sup>th</sup> October 2016

Amended plan has been received which seeks the following changes:

- Plot 6 sited back to its original position
- Courtyard area has been reduced
- Internal road width reduced to single car width where passing through the existing gate to the rear of the site

Bat Survey provided

#### **CONSULTATIONS**

Arborist – Awaiting response

Ecology – Objection

The preliminary survey/assessment of buildings identified two buildings : the Brick Barn Structure and House, as having 'Low' bat roost potential, although no actual evidence of bat presence was recorded. The acting consultants rightly recommend a follow-up minimum of one Phase 2 (dusk/dawn) bat survey of both buildings, in line with current national guidelines on survey effort requirements in such circumstances to allow the LPA the adequately determine the risk to European Protected Species. The Phase 2 bat surveys have not yet been completed and cannot now be completed until at least April next year.

As it stands I have no option but to recommend refusal at this time, to allow for completion of the Phase 2 bat survey next spring. No bat mitigation measures have been proposed, and until we know what we are dealing with in terms of threat to the local bat population, then we have no clarity on whether the bat mitigation will require Natural England licence.

Highways – Internal road width of 2.2m is inadequate and should be no less than 3.1m

Education – No contribution required

### **Recommendation**

#### **Refuse**

Insufficient information has been provided with the application in which to determine the impact of the proposal on a European Protected Species. The preliminary survey/assessment provided with the application recommends a follow-up minimum of one Phase 2 (dusk/dawn) bat survey of both buildings. The Phase 2 bat surveys have not yet been completed and cannot now be completed until at least April next year. Such surveys cannot be secured by condition. No bat mitigation measures have been proposed. As a result the proposal is contrary to Policies NE.5 & NE.9 of the Crewe and Nantwich Local Plan and the NPPF paragraphs 109-125.