

PLANNING COMMITTEE

27 MAY 2025

Present:

Councillors Sanders (Chair), Cox (Vice-Chair), Bradford, Bullivant, Nuttall, Nutley, Palethorpe, P Parker, Williams and Atkins (Substitute)

Members in Attendance:

Councillors Clarence, MacGregor and G Taylor

Apologies:

Councillors Hall

Officers in Attendance:

Kay Fice, Scrutiny Officer

Paul Woodhead, Head of Legal & Democratic Services and Monitoring Officer

Ian Perry, Head of Development Management

Dave Kenyon, Area Team Manager

Artur Gugula, Planning Officer

Christopher Morgan, Trainee Democratic Services Officer

90. MINUTES

It was proposed by Councillor Palethorpe and seconded by Councillor Cox that the minutes of the previous meeting be agreed as a correct record and signed by the Chair.

A vote was taken. The result was 7 in favour, 0 against, and 2 abstentions.

Resolved

That the minutes of the previous meeting be approved as a correct record and signed by the Chair.

91. DECLARATIONS OF INTEREST.

None.

a) 23/00305/MAJ - Shell Cove, Dawlish

This application was withdrawn from the Committee by Officers before commencement of the meeting.

b) **23/00911/MAJ - Bakers Yard , Bishopsteignton**

The Area Team Manager (West) presented the application to the Committee. Following the site visit, the Council had consulted with an independent tree expert for guidance regarding the onsite trees.

Public Speaker, Supporter – Spoke on:

- The problems with the link road that were part of the previous application have been amended
- Small percentage of opposition
- Support from Devon County Council Highways Officer
- Small local developer
- High quality dwelling design
- Provides growth for Bishopsteignton

Comments from Councillors included:

- Contrary to Bishopsteignton Neighbourhood Plan
- Premature application as a result of the upcoming plan
- Contrary to policies S1 and S12
- Lack of pedestrian infrastructure
- Concerns about ecology
- Concerns about highway safety
- Application exceeds BNGP growth
- Lack of flood risk mitigation
- Are units 8 and 9 single storey?
- Site would benefit from development
- No objections from statutory consultees
- What is the purpose of the nearby tail of land?
- Any asbestos would be cleared out
- Could a crossing point be added?
- Heavy traffic by site
- Why has the weight given to the plan changed since the previous application?
- Survey work was carried out in 2019
- 50 or more dwelling require 30 percent affordable housing as per policy WE2

In response, officers clarified the following:

- Units 8 and 9 are single storey
- The Committee must focus on access and layout
- The tail of land is a footpath, removed from this application
- The local plan has not yet been adopted
- The crossing markers are not relevant to the consideration of the application
- Any changes to the application would require a new application
- The Local Plan Examination in Public affected weight given
- The application was submitted before Biodiversity Net Gain was mandatory

- No objections from the Leading Flood Authority
- Condition 12 covers surface water drainage
- An Environmental Management Plan has been created

It was proposed by Councillor Palethorpe and seconded by Councillor Williams that permission be granted as set out in the report and update sheet.

A vote was taken. The result was 7 in favour, 2 against, and 1 abstention.

RESOLVED

That permission be granted subject to:

- a) The Applicant/Landowner first entering into a Section 106 Agreement to secure:
 - Habitat Regulations Assessment financial contribution of £16,545 to offset recreational pressure on the Exe Estuary SPA/Ramsar site and Dawlish Warren SAC;
 - Financial Contributions towards off-site open space infrastructure relating to Formal Sports Provision (£14,745) and secondary education home to school transport (£13,440).
 - The management of the landscaped amenity area to the north.
 - Following any grant of planning permission and prior to commencement of development, any uplift in site value shall be directed towards off-site affordable housing contribution.
- (b) The completion of the s106 Agreement within 6 months of a resolution to grant planning permission, subject to any extension to this date being agreed with the Executive Member for Planning. In the event that the s106 Agreement is not completed within this period (or an agreed extension), delegation to the Head of Development Management to refuse the planning application due to the lack of obligations as set out in (a) above.

And the following conditions:

1. Approval of the Reserved Matters of Scale, Appearance and Landscaping of each Phase of development shall be obtained from the Local Planning Authority in writing before any development on that Phase is commenced.

REASON: To enable full and proper consideration of the proposed development.

2. Application for approval of all Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: In accordance with Section 92 of the Town and Country

Planning Committee (27.5.2025)

Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development of a Phase shall be begun before the expiry of two years from the date of final approval of the Reserved Matters for that particular Phase.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Compulsory Purchase Act 2004.

4. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans:

Date Received	Drawing/Reference Number	Description
22 April 2025	2128.05 REV K	Site Plan as Proposed
16 Jan 2024	2128.07 REV B	Enlarged Site Plan as Proposed
23 May 2023	6406.400 REVA	Drainage Strategy
23 May 2023	6406.001 REVA	Proposed Access Arrangements
23 May 2023	2128.06 REVB	Sections & Elevations as Propos
23 May 2023	PA02	Site Location Plan

REASON: In order to ensure compliance with the approved drawings

5. Should the development be carried out in multiple phases, the first Reserved Matters submission shall be accompanied by a phasing plan to confirm the intended approach. Works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Each Reserved Matters application shall demonstrate that the total residential floorspace (Use Class C3) is less than the total commercial floorspace (Use Class E(g)), and including the commercial areas forming part of the live/work units, to be delivered on the wider site.

REASON: In order to define the permission and to reflect the development that has been assessed to be acceptable in relation to Local and Neighbourhood Plan Policy.

Information required as part of Reserved Matters applications:

6. As part of any Reserved Matters application relating to a specific phase of the development, a Lighting Design Strategy for that phase shall be submitted to and approved by the Local Planning Authority. The Strategy shall be developed by a lighting engineer and ecological consultant and shall include:

- a) A map showing "dark areas" that will be maintained on site, which shall extend at least 5m from the face of all existing and new hedges

- and at least 10m around retained and compensatory bat roosts;
- b) An evidence-based assessment of light levels of the proposed development, including light spill from buildings, vehicle headlamps and street lighting, comprising a written report and accompanying drawings of the site, with the levels of predicted illuminance and light spill in and adjacent to the dark areas shown by appropriate isolines/lux levels;
- c) That all external lighting shall produce only UV-free, narrow spectrum, low-intensity light output, with a warm colour-temperature (2,700K or less) and a wavelength of 550nm or more;
- d) Details of how a light level no higher than 0.5 lux will be achieved within the dark areas. This to include details of fenestration, location type and number of lighting units, hard and soft landscaping and other measures;
- e) That public realm lighting is set on a timer to be off between 00:30 and 05:30; and is bollard mounted and directed/cowled downwards and away from dark areas;
- f) That private external lighting shall consist only of PIR, motion activated security lighting on short timers (1 minute maximum), in association with front doors, directed/cowled downwards and away from dark areas; and
- g) That parking areas and turning heads are located, orientated and screened to avoid headlights shining onto dark areas.

The Lighting Design Strategy shall be implemented and maintained as approved. No lighting other than that detailed in the Strategy shall be installed during the lifetime of the development.

REASON: For the benefit of bats and other light-averse wildlife

7. As part of the first Reserved Matters application, a Landscape Ecology Management Plan (LEMP) for the entire site shall be submitted to and approved by the Local Planning Authority. The plan shall provide details of:

- a) location of non-native hedging to be removed;
- b) native species mix to replace non-native hedging, together with details of planting, establishment and management over first 5 years;
- c) ongoing management of boundary hedges and area north of the development for the benefit of wildlife;
- d) landscaping scheme for developed area of site for amenity, landscape and wildlife, including species mixes, sizes, planting, establishment, management for the first five years and ongoing management;
- e) details of who will be responsible for ongoing management of public areas and boundary trees and hedgerows, and how this will be funded.

Once approved, the development shall not be carried out otherwise than in strict accordance with the approved LEMP details. All

planting/creation to be undertaken prior to first occupation of the development.

REASON: For the benefit of amenity, landscape and biodiversity.

8. As part of any Reserved Matters application relating to a specific phase of the development, full details of carbon reduction measures, including a Carbon Reduction Statement and Carbon Offsetting Calculator, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how the development will minimise its carbon footprint and achieve a reduction in CO² emissions of at least 48% over the Building Regulations 2006 Part L2A, which translates to a 24% reduction in emissions over Part L2A 2013; a fabric first approach should be taken. The submitted details shall demonstrate how energy, water, soil and materials will be minimised and shall make provisions for, where possible, the re-use of materials on site and the use of locally sourced materials. The development shall thereafter be carried out in accordance with the approved details.

REASON: To minimise CO² emissions in accordance with policies S7 and EN3 of the Teignbridge Local Plan 2013-2033 and in the interests of sustainable development. The condition should be pre-commencement to ensure that the necessary measures can be incorporated into the development and to avoid redesign / unnecessary delays during construction when construction design details become fixed.

9. As part of any Reserved Matters application, finished floor levels of all buildings shall accord with the details indicated on the submitted drawing no. 2128.05 Rev K. In addition, no ridge height of any dwelling shall exceed a ridge height of 39.0 AOD and the proposed commercial units 8 and 9 shall not exceed single storey in height, all as indicated on drawing numbered 2128.05 Rev K.

REASON: To safeguard the character and appearance of the area and in the interests of residential amenity.

10. As part of any reserved matters application, full details of all footway and vehicular and pedestrian access works within the vicinity of the existing Ash tree at the site entrance shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include, construction techniques, methods of hardening, surfacing and draining of the footway and accesses to ensure there will be no damage to the long-term health of the tree.

REASON: To safeguard the retention and long-term health of the Ash tree in the interests of visual amenity and biodiversity.

Prior to Commencement Conditions:

11. Prior to the commencement of development, a Green Infrastructure

Plan shall be submitted to and approved in writing by the Local Planning Authority, to include details of the laying out, equipping and implementation of the area(s) of green infrastructure, including children's play space, together with provision for its future maintenance, which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of associated site clearance and preparation works.

REASON: This pre-commencement condition is imposed as it is fundamental to ensure that open space is provided in accordance with Policy WE11.

12. Prior to commencement of development, the following Surface Water Drainage information for the entire site shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Lead Local Flood Authority):
- a) Soakaway test results in accordance with BRE 365, groundwater monitoring results in line with the DCC groundwater monitoring policy and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.
 - b) A detailed drainage design based upon the approved Drainage Strategy (Drawing No.6406.400, Rev.C, dated June 2024) and the results of the information submitted in relation to a) above.
 - c) Detailed proposals for the management of surface water and silt run-off from the site during construction of the development hereby permitted.
 - d) Proposals for the adoption and maintenance of the permanent surface water drainage system.
 - e) Evidence there is agreement in principle from the landowner, Devon County Highway Authority and South West Water.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under a) - e) above.

REASON: The above condition is required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. It is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

13. Prior to commencement of development, details of the on-site pumping station shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include siting, appearance, design, dimensions (including heights), external finishing materials and

means of enclosure of the pumping station and methods to be used to prevent removal or damage to any existing boundary hedges or trees during the construction of the pumping station and thereafter following its completion.

No building hereby permitted shall be occupied until the approved works in relation to this pumping station have been completed. The system and works shall thereafter be so retained and maintained.

REASON: The above condition is required to ensure the proposed foul water drainage system will operate effectively and will not cause an increase in pollution risk either on the site, adjacent land or downstream in line with national policies, including NPPF and PPG. It is essential that the proposed foul water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

14. Prior to the commencement of any development hereby approved, the provision of the crossing point over Forder Lane and the associated provision of safe cycling and walking routes connecting the application site to Bishopsteignton village centre, all as indicated on the detailed drawing numbered 6406.001 Rev A, shall be completed and made available for use by the public.

REASON: A pre-commencement condition is imposed as it is fundamental to ensure a safe pedestrian connection to the village is made available for use, in the interest of highway safety, in accordance with the provisions of Policy V3 of the draft Teignbridge Local Plan 2020-2040

15. Prior to the commencement of any Phase of the development, including demolition and vegetation removal, a detailed Bat Mitigation Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall include:

- a) retention of lesser horseshoe bat roost building, with fencing or other means to safely exclude residents;
- b) submission of full details of the new bat roost building suitable for greater and lesser horseshoe bats, long-eared bats and crevice dwelling bats. The building to be made of block and slate and positioned close to, but not on footprint of, the existing Lesser horseshoe bat roost building, away from badger setts and with the accesses facing away from light spill;
- c) replacement roost building to be completed and available for use by bats prior to commencement of demolition or other works to the existing buildings;
- d) submission of full details for additional provision for crevice roosting bats elsewhere on site/within the new buildings;
- e) bat roost survey of any trees to be removed, prior to removal;
- f) works to existing buildings to be undertaken between 1 May and 1

October;

g) 'soft stripping' of structures under supervision of bat ecologist.

Once approved, the works shall take place in strict accordance with the Bat Mitigation Plan and the bat roosts shall be retained thereafter.

REASON: A pre-commencement condition is imposed because it is fundamental for the benefit of legally protected bat species. A pre-commencement condition is needed, as commencement may result in destruction of bat roosts.

16. Prior to commencement of any Phase of the development, including site clearance, demolition and vegetation removal, a detailed Construction Ecological Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The CEMP shall include:

- a) detailed reptile translocation plan;
- b) a dormouse protocol for clearance of woody/scrubby vegetation, including timing and supervision by an ecologist;
- c) proposed locations for and designs of 1+ barn owl boxes to be incorporated into the new building(s) (but NOT in the compensatory bat roost building);
- d) other bird boxes to be incorporated into the fabric of the new buildings;
- e) measures to prevent animals becoming trapped in excavations/pipes;
- f) measures to avoid harm to nesting birds when clearing vegetation/ demolishing buildings.

Once approved, the development shall not be carried out other than in strict accordance with the approved mitigation and enhancement measures set out in the CEMP and such measures shall thereafter be retained and maintained in perpetuity.

REASON: A pre-commencement condition is fundamental for the benefit of legally protected species and to provide biodiversity enhancements. A pre-commencement condition is required, as the CEMP is to detail how protected reptiles will be removed from the site prior to commencement of site clearance.

17. Prior to the commencement of any Phase of the development, a "Competent Person" shall undertake soil sampling as recommended in section 6.2 of the contaminated land assessment (Ref:BIS882/DS/001) which forms part of the previous application submission under reference 12/02394/MAJ), and which is referred to in this current outline application submission, so as to identify any contamination on the site and provide a written report of the findings, including risk assessment. The results of such soil sampling shall be submitted to, and agreed in writing by, the Local Planning Authority. Any remediation works shall be carried out in accordance with details previously agreed in writing by the

Local Planning Authority and following completion of these works a verification report by a Competent Person shall be submitted to, and agreed in writing by, the Local Planning Authority.

REASON: A pre-commencement condition is fundamental to ensure sufficient contamination remedial measures are in place from the outset.

18. Prior to the commencement of any Phase of the development, a Waste Audit Statement shall be submitted to and approved by the Local Planning Authority, in consultation with Devon County Council. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The following information relating to that Phase shall be addressed in the statement:
- a) The amount of construction, demolition and excavation waste in tonnes, set out by the type of material.
 - b) Identify targets for the re-use, recycling and recovery for each waste type from during construction, demolition and excavation, along with the methodology for auditing this waste including a monitoring scheme and corrective measures if failure to meet targets occurs.
 - c) The predicted annual amount of waste (in tonnes) that will be generated once the development is occupied.
 - d) Identify the main types of waste generated when development is occupied.
 - e) The details of the waste disposal methods likely to be used; including the name and location of the waste disposal site.
 - f) Identify measures taken to avoid all waste occurring.
 - g) Demonstrate the provisions made for the management of any waste generated to be in accordance with the waste hierarchy.
 - h) The development of that Phase shall be carried out in accordance with the approved statement.

REASON: A pre-commencement condition is fundamental to minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. This information is required pre-commencement to ensure that all waste material is dealt with in a sustainable way from the outset of the development including any groundworks, demolition, construction and operation.

19. Prior to the commencement of any Phase of the development, a Construction Management Plan (CMP) shall be submitted and approved in writing by the Local Planning Authority. The CMP shall include:
- a) the timetable of the works;
 - b) daily hours of construction;
 - c) any road closure;

- d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00a.m. and 6:00p.m. Mondays to Fridays inclusive; 9:00a.m. to 1:00p.m. Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the Local Planning Authority in advance;
- e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- h) hours during which no construction traffic will be present at the site;
- i) the means of enclosure of the site during construction works;
- j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site;
- k) details of wheel washing facilities and obligations;
- l) the proposed route of all construction traffic exceeding 7.5 tonnes;
- m) details of the amount and location of construction worker parking;
- n) photographic evidence of the condition of adjacent public highway prior to commencement of any work;
- o) details of any temporary vehicular access required in connection with the development; and
- p) the identification, remediation and removal protocols for asbestos in keeping with the current relevant approved guidance codes of practice and regulations concerning the remediation of sites known to be contaminated with Asbestos, and to include a site protocol for the investigation of the site, in particular the asbestos contamination; a sampling program/rationale for the site, including sampling methodology; human health risk assessments to demonstrate safety of site workers; a remediation and validation scheme that will deliver the site such that it is suitably fit for purposes/end use that is intended; and the safe handling and licenced disposal of all asbestos waste from site..

The development shall thereafter be carried out accordance with the details set out in the approved CMP.

REASON: A pre-commencement condition is fundamental in the interests of highway safety to minimise disruption to the vehicular traffic/pedestrian route and to protect the residential amenity of local residents. This condition is required prior to commencement of development as the construction traffic has the potential to adversely impact local amenity without the agreement of further details. These

adverse impacts on local amenity may occur from the movement of the first construction traffic at the commencement of the development, without reasonable controls in place.

20. Except for the Leyland Cypress and elm tree currently growing immediately to the north east of the existing site entrance, all existing native trees, hedges and hedgerow shall be retained, except where removal is necessary to create access and/or to benefit visual amenity. No materials shall be brought onto the site, or any development commenced, until protective fencing has been erected around all trees and hedges. The fencing shall be in accordance with Figure 2 of BS 5837 2012. The fences shall be maintained until all development has been completed. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority. No materials shall be stored within the fenced area, nor shall trenches for service runs or any other excavations take place within the fenced area except by written permission of Local Planning Authority. Cotoneaster and other invasive, non- native plant species shall be removed. Where these occur in boundary hedges, they shall be replaced with a mix of locally appropriate native tree and shrub species.

REASON: To protect vegetation in the interests of biodiversity and visual amenity and to provide biodiversity enhancements.

Prior to Occupation Conditions

21. The site access, visibility splays and off-site highway works as shown on drawing numbered 6406.001 Rev A shall have been completed and made available for use prior to occupation of any building hereby approved.

REASON: To minimise the impact of the development on the highway network and to encourage sustainable modes of transport.

22. No dwelling and residential apartment forming part of the live/works unit shall be occupied until such time as all the commercial units have been constructed and fitted out ready for occupation/commercial use.

REASON: To ensure that all commercial units have been constructed and made available for use prior to the occupation of any approved residential unit in accordance with the requirements of the Bishopsteignton Neighbourhood Development Plan (2013-2033)

23. Prior to the occupation of any of the live/work units and the commercial units hereby approved, full details of refuse storage and collection shall be submitted to and approved by the Local Planning Authority. The approved refuse storage and collection areas shall be completed and made available prior to the occupation of any of the live/work units and commercial units and thereafter so retained and maintained.

REASON: To ensure adequate storage facilities are made available and avoid the inappropriate discarding of waste.

24. Prior to first occupation of each Phase, vehicle and cycle parking facilities for that Phase shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Parking spaces shall thereafter be retained and maintained in accordance with the approved details.

REASON: In the interests of travel management.

25. A detailed operational Travel Plan for each individual commercial unit shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of each individual unit. The Travel Plan for each unit shall include details of how staff and visitors/business users of the site would be encouraged to reduce trips using the private vehicle and details of how vehicles are to avoid Bishopsteignton Centre. Each unit shall thereafter be operated in accordance with its approved travel plan unless amended in writing.

REASON: In the interests of travel management and to manage development at the site.

General Compliance

26. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Development shall not thereafter proceed unless in strict accordance with the measures identified in the approved remediation strategy and verification plan. Prior to occupation to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority

REASON: To ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

27. All commercial floorspace, including both the independent commercial units and the ground floor element of the live/work units, shall not be used for any use other than those falling under Use Class E(g). Notwithstanding the provisions of the Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order with or without modification), no unit once complete shall change its use without the express permission of the Local Planning Authority.

REASON: To avoid adverse impact on residential amenity and to ensure the unacceptable loss of employment space.

28. The residential floorspace within the mixed use live-work units shall not be occupied other than by persons employed in the business occupying the business floorspace for that unit, or their dependents.

REASON: To retain the live/work element of the scheme as required in Bishopsteignton Neighbourhood Development Plan Policy BSE1.

29. As a result of the presence of legally protected species on site, the works shall proceed in strict accordance with the precautions, measures and enhancements described in the Ecological Impact Assessment (by Orbis Ecology, dated December 2019, see especially section 5). For the sake of clarity, the necessary mitigation and enhancements measures include the following:

- a) replace cotoneaster hedges with mixed native-species hedges and manage for wildlife;
- b) management of the northern section of the site for wildlife;
- c) use wildflower rich turf mixes in communal/amenity areas;
- d) no development in the vicinity of badger setts;
- e) measures to prevent badgers/other animals being trapped in excavations/pipes;
- f) timing of works or checks by ecologist to avoid harm to nesting birds;
- g) incorporation of a barn owl box in a suitable location in a new building (NOT the compensatory bat roost);
- h) incorporation of other bird boxes in new buildings;
- i) erection of reptile fence between northern vegetated area and the development, followed by translocation of reptiles and amphibians to the north of the fence.

REASON: In the interest of protection of legally protected species and ensuring biodiversity enhancements.

30. Works shall only take place between the hours of 08:00 to 18:00 Mondays to Fridays inclusive; 09:00 to 13:00 Saturdays, and no working on the site to take place on Sundays and Bank/Public Holidays. No lighting shall be left on over-night during the construction phase. Works compounds to be located away from existing roosts, new roost building, hedges and other retained vegetation. Works compounds lighting to be PIR activated security lighting only on short timers (1 minute maximum), directed away from bat roosts, hedges and trees.

REASON: To permit continued use of the site by light-averse bats.

31. The existing field maple tree located immediately to the north east of the existing vehicular entrance into the site shall be retained and maintained, and shall not be lopped, felled or otherwise interfered with, without the prior written approval of the Local Planning Authority.

REASON: To safeguard visual amenity and biodiversity interests.

32. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no development of the types described in Classes A, AA, B and C of Part 1 of Schedule 2 shall be undertaken on the site (other than those expressly authorised by this permission)

REASON: To ensure that the character and appearance of the locality are protected and to avoid overdevelopment in the interests of local amenity.

92. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.

The Committee noted the appeals decisions made by the Planning Inspectorate.

93. S73 MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary Sheet.

The meeting started at 10.00 am and finished at 11.30 am.

CLLR SUZANNE SANDERS
Chairman