DELEGATED REPORT

FILE REFERENCE: SMD/2014/0100

MAIN ISSUES:

Green Belt; Landscape Character Area; Neighbour Amenity; Highway Safety; Trees; Ecology

PUBLICITY/REPRESENTATIONS:

Parish Council: awaited.

Local Highway Authority: No objections subject to conditions.

Ecology Officer: A scoping survey has now been requested. It is summarised as follows: No further activity [dusk/dawn] surveys will be necessary, as the scoping survey determined that it is highly unlikely that roosting bats will be utilising the building. Conversely, there was evidence of nesting birds within the garage. Because of this, the proposed demolition works cannot commence until the bird nesting season is over and the nest has been abandoned. Once disused, it is recommended that the windows are boarded up to prevent future bird access, so that the building demolitions can occur at the leisure of the client.

STW: No objections subject to a drainage condition.

Site Notice / Neighbours: one representation has been received in respect of the safe disposal of asbestos and that the proposal will be an improvement to the area.

CASE OFFICER ASSESSMENT:

The proposal represents a resubmission of application ref. 07/01144/FUL for a replacement dwelling, which was renewed by ref. 10/00972/REM-1. The option of a further time limit is not available and therefore a full application has been submitted. It is the same proposal as before and it is not considered that there have been any key changes in policy (including Green Belt) that would bring about a different recommendation. However, a scoping survey was requested and assessed, which was missed at the validation stage and therefore given that the application was acceptable in all other respects, it has been allowed to exceed the 8-week determination deadline to resolve this issue. An informative is recommended however to deal with the issue of nesting birds. Accordingly, the proposal is recommended for approval.

RECOMMENDATION: APPROVE

Date 30/06/2014 **Signed** _____
Rachael Simpkin

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____