

PLANNING AND LICENSING COMMITTEE
14th October 2020
ADDITIONAL PAGES – CIRCULATED TO MEMBERS

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF
THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS : Page 1 - 4		
Item:	Ref No:	Content:
01	19/02248/FUL (Land At Dunstable Farm Fosseway Moreton-In- Marsh)	<p>2 further objections received.</p> <ul style="list-style-type: none"> i) Moreton currently has new builds sat empty - where is the housing need? Too much traffic with no foresight on how this can be addressed going forward. Schools are bursting (and quality of teaching compromised because of the increase in numbers). More importantly nurseries/crèche - we continue to build ideal 'family homes' with no consideration to how children are going to be cared for, or any thought or help in getting working parents back to work with adequate childcare provision even being thought about for the area (the average household needs two incomes) - it's shockingly bad. ii) This would be on a scale of approximately 300-350 more children and all schools in the area are full. Who and where would a new school be built. iii) Doctors' surgeries are very busy with present occupants and it is very doubtful if they could cope with more patients. iv) There would be at least 300 more cars coming onto the Fosseway which is already very congested. v) Employment here is low and there are very activities for young people. vi) We might have a train station and bus services but that does not warrant another 250 houses being built on good agricultural land that has been known to flood. <p>Planning Conditions</p> <p>Subsequent to the completion of the Committee report, revised wording to Conditions 12 (skylarks) and 16 (bat/bird etc boxes) has been agreed by Officers and the applicant.</p> <p>It is recommended that the wording of Condition 12 is changed from:</p> <p>12. Prior to the erection of any external wall of the development hereby permitted a full Skylark Compensation</p>

	<p>Strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the Local Planning Authority, and compensation features thereafter shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that skylarks are protected in accordance with the EC Wild Birds Directive, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EN8 of the Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.</p> <p>To</p> <p>12. Prior to the erection of any external wall of the development hereby permitted a full 15-year Skylark Compensation Strategy, including copies of landowner agreements and a monitoring strategy incorporating 5-yearly review periods (with the results submitted to the local planning authority), shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the Local Planning Authority, and compensation features thereafter shall be retained for the minimum 15-year period, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that skylarks are protected in accordance with the EC Wild Birds Directive, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EN8 of the Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.</p> <p>It is recommended that the wording of Condition 16 is changed from:</p> <p>16. Before the erection of any external walls of any of the new buildings hereby permitted, details of the provision of bat boxes, bat lofts, bird, bee and hedgehog boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a technical drawing showing the types of features, their location(s) within the site and a timetable for their provision. The development shall be completed fully in accordance with the approved details and the approved features shall be retained in accordance with the approved details thereafter.</p> <p>Reason: To provide biodiversity enhancement for bats and nesting birds in accordance with the EC Wild Birds Directive, Policy EN8 of the Cotswold District Local Plan 2011-2031,</p>
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		<p>paragraphs 170 and 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.</p> <p>to</p> <p>16. Before the erection of any external walls of any of the new buildings hereby permitted, details of the provision of bat boxes, bat lofts, bird, bee, hedgehog boxes and gaps in garden fences for hedgehogs shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a technical drawing showing the types of features, their location(s) within the site and a timetable for their provision. The development shall be completed fully in accordance with the approved details and the approved features shall be retained in accordance with the approved details thereafter.</p> <p>Reason: To provide biodiversity enhancement for bats and nesting birds in accordance with the EC Wild Birds Directive, Policy EN8 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.</p> <p>The applicant has also agreed to the following additional conditions covering ecological matters:</p> <p>External Lighting</p> <p>Before first occupation, details of external lighting outside domestic curtilages shall be submitted to and approved in writing by the local planning authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that light spillage into wildlife corridors will be minimised as much as possible.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the details, and these shall be retained thereafter. Under no circumstances should any other external lighting outside domestic curtilages be installed without prior consent from the local planning authority.</p> <p>Reason: To protect foraging/commuting bats and other nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework, Circular 06/2005 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.</p>
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Landscape and Ecological Management Plan

A 10-year Landscape and Ecology Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before first occupation of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- i. Description and evaluation of features to be managed; including location(s) shown on a site map
- ii. Landscape and ecological trends and constraints on site that might influence management
- iii. Aims and objectives of management
- iv. Appropriate management options for achieving aims and objectives;
- v. Prescriptions for management actions;
- vi. An annual work schedule/matrix;
- vii. Details of the body or organisation responsible for implementation of the plan;
- viii. Ongoing monitoring and remedial measures;
- ix. Timeframe for reviewing the plan; and
- x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The LEMP shall be implemented in full in accordance with the approved details.

Reason: To maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170, 174 and 175 of the National Planning Policy Framework and in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.