

Item 8 (Pages 61-72) – CB/17/03684/FULL – 65 High Street, Ridgmont

Additional Consultation/Publicity Responses

Paragraph 5.1 refers to the applicant's offer to restrict the planting of any trees or hedging within the visibility splay on the existing front garden of no 65 by way of a covenant written into the sale of no. 65. As this is a civil matter a condition cannot be attached to any permission granted to enforce this. However, condition 7 has been revised to include trees and hedging. As such the condition will now read:

Before the access is first brought into use the existing vision splay on land under the applicant's control shall be provided and maintained in perpetuity free of any obstruction (including trees, hedges, landscaping or boundary treatment) to visibility exceeding a height of 600mm above the adjoining foot way level.

Reason: To provide and retain adequate visibility between the existing highway and the access, and to make the access safe and convenient for the traffic which is likely to use it. (Section 4, NPPF)

Following the submission of a Preliminary Roost Assessment no bats were found to be using the buildings on site and consequently works can progress without causing harm to a protected species. The report makes recommendation for the provision of Two Schwegler 2FR bat tubes to be inserted into the southern elevations of the new building. These will provide permanent roosting provision for local bats and support a net gain for biodiversity.

As such the Council's Ecology Officer has recommended the following condition be attached to any permission granted:

During the construction of the dwelling hereby permitted, 2no Schwegler 2FR bat tubes shall be built into the fabric of the building, positioned side by side, providing access to the wall cavity. The tubes should be positioned close to the eaves and no less than 3m off ground level. No artificial light should shine on the tubes and clear flight paths to and from the boxes should be considered. The tubes shall be retained thereafter.

Reason: To provide permanent roosting provision for local bats and support a net gain for biodiversity (Section 11, NPPF)