

Reference number: MA/13/1928

Village green status of site:

The report states in paragraph 1.05 that in respect of a 2011 application to register part of the site (primarily the cricket pitch) as a village green under the provisions of the Commons Act 2006, that “a formal decision has not yet been issued, however the Inspector’s report on the Public Inquiry has recommended that the application fail.” This is incorrect; a decision on the application was made earlier this year. The application was refused.

Condition 2 - Materials:

Condition 2 seeks to achieve high quality of design and biodiversity enhancements in the development, and for the purposes of clarity in what is required and the reason for the condition I propose to amend the condition as follows:

“The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, which shall include stock brick, plain clay tiles and timber weatherboarding, and incorporate bat boxes to the boundary facing elevation of every other building on the site boundaries and swift bricks to the north or west elevations of every other building on the site boundaries (so as bat boxes and swift bricks are incorporated into alternate buildings on the site boundaries), have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved materials unless otherwise agreed in writing by the Local Planning Authority;

Reason: To ensure a satisfactory appearance to the development and a high quality of design, and to secure biodiversity enhancements within the development.”

I also propose two additional informatives as follows:

“For the purposes of clarity, the bat boxes and swift bricks referred to in condition 2 shall be placed on alternate buildings on the site boundaries.

The bat boxes and swift bricks required by condition 2 shall be located in accordance with guidance published by the Bat Conservation Trust and Royal Society for the Protection of Birds, which can be found at http://www.bats.org.uk/pages/bat_boxes.html and <http://www.rspb.org.uk/advice/helpingbirds/nestboxes/smallbirds/siting.aspx>.”

Recommendation:

Subject to the amendments set out above, my recommendation remains unchanged.