

REPORT SUMMARY

REFERENCE NO - 14/504944/FULL		
APPLICATION PROPOSAL Demolition of existing property 'Highfield' and replacing with a sustainable contemporary dwelling,		
ADDRESS Highfield Faversham Road Lenham Kent ME17 2EX		
RECOMMENDATION - GRANT WITH CONDITIONS		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000) and there are no overriding material considerations to indicate a refusal of advert consent.		
REASON FOR REFERRAL TO COMMITTEE Lenham Parish Council wish to see the application refused and reported to Planning Committee.		
WARD Harrietsham And Lenham Ward	PARISH COUNCIL Lenham	APPLICANT Mr Chapman AGENT Mr Breese
DECISION DUE DATE 12/01/15	PUBLICITY EXPIRY DATE 12/01/15	OFFICER SITE VISIT DATE 05/12/14
RELEVANT PLANNING HISTORY:		

None relevant.

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.1 'Highfield' is a detached chalet-style bungalow that is set within a relatively large plot of land (approx. 0.6ha). The proposal site is within the Lenham Scarp, and the topography of the site is such that the land noticeably rises from south to north, particularly to the north of the existing house where there is a grass bank up to a more level area. The site also generally rises from east to west up towards Faversham Road.
- 1.2 The property itself is in disrepair and there are existing out buildings that are in a dilapidated state. The site does benefit from mature planting/trees around its boundaries; and there are also a number of trees/shrubs within the site. Low level post fencing encloses the site.
- 1.3 The property is located some 900m to the north of the junction with Ashford Road and Faversham Road, and it does benefit from an existing vehicle access. The proposal site's western boundary runs alongside Faversham Road, with the other boundaries enclosed by agricultural/grazing land. Views of the site are possible from Faversham Road and the public footpath (KH436) to the east of the site. The land to the east and south of the property is owned by the applicant.
- 1.4 The application site is sited within the countryside that falls within the North Downs Special Landscape Area (SLA) and the Kent Downs Area of Outstanding Natural Beauty (AONB) as shown by the Maidstone Borough-Wide Local Plan 2000 (MBWLP).

2.0 PROPOSAL

2.1 The proposal is for the demolition of the existing property known as 'Highfield', which is a chalet-style bungalow with pitched roof, and for the erection of a replacement dwelling. The proposed dwelling would largely be sited in the same position as the existing property, with the main building being set back more than 25m from the proposal site's southern boundary; and the existing access would remain from Faversham Road.

2.2 Here are a number of bullet points to assist the comparison of the existing and proposed dwellings;

- Existing property and associated outbuildings covers an area of some 348m²;
- Proposed dwelling would have a floor plan of some 410m² resulting in an area increase of 18%;
- The proposed dwelling would have a ridge height to the main living area being the same as the existing ridge height;
- The remainder of the new building would sit below the existing ridge height by some 600mm.
- The existing property's finished floor level is 161.750m above ordnance datum (AOD) Newlyn.
- The proposed property's basement finished floor level would be 160.000m AOD Newlyn.

2.3 The proposed dwelling would be on 3 levels;

- The basement level would be set into the slope at the northern wall, resulting in the southern terrace being partly sunk into landscape. The basement level would have a home cinema, pool, gym/sauna and sunken outdoor area;
- The intermediate floor would again be partly set into the landscape and would comprise the main private areas, including 6 bedrooms, family room, annex (entrance to which is at this level), and a terraced area (facing south);
- The upper floor is where the main entrance would be, from the north side of the building, and it is this side of the building where there would be the flat roofed garage/workshop building and parking/turning area. This outbuilding would also be cut-in to the existing slope to the north of the site. This level would comprise of the main communal areas such as the kitchen/dining area, and the main bedroom is also at this level. There would also be a second, south facing, terrace area.

2.4 In terms of materials, the proposal would make use of;

- Silvered timber cladding
- Non-reflective triple glazed windows
- Sedum roofs (over the main house, the annex and garage building)
- Living green walls fixed to timber louvres (number of sections mostly to south elevation)
- Powder coated exposed steel columns

- 2.5 The proposal would retain the established mature landscaping along all four boundaries of the site, with a number of Category U and C (poor condition/low value) trees and 3 Category B (moderate value) trees being removed.

4.0 BACKGROUND INFORMATION

- 4.1 The applicant has engaged in extensive pre-application discussions and through these negotiations, and whilst not an exhaustive list, the floor area of the building has been reduced by 10%; the bedroom wing has been reduced in width; the living space has been reduced in depth; the roof overhang has been reduced; and the level of glazing has been reduced.

5.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough-Wide Local Plan 2000: ENV6, ENV28, ENV33, ENV34, H32, T13
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Supplementary Planning Guidance (SPG) 4 – Kent Vehicle Parking Standards (July 2006)
- Kent Design Guide Review: Interim Guidance Note 3 (November 2008) – Residential Parking

6.0 LOCAL REPRESENTATIONS

- 6.1 **Lenham Parish Council:** Wish to see the application refused and reported to planning committee;

"We have concerns that the development is a significantly larger development in comparison to the present property and will impact on the surrounding area. Neighbours have expressed concerns relating to the preservation of the mature trees on the boundary of the site and the possible significant loss of vegetation. Steps should be taken to protect the ecology of the site. The light visibility above the natural screening will be a beacon on the downs, in an area of outstanding natural beauty. The rationale for controlled development is paramount in such an area. LPC are developing a neighbourhood plan and have grave concerns regarding the policies regulating the protection of the downs. Protection of the area from unsuitable, oversized development must be taken into consideration at both borough and parish level."

- 6.2 **Local Residents:**

6 local residents have objected to the proposal for the following reasons:

- Not in keeping with its countryside/AONB setting
- Visual harm
- Excessive in scale
- Light pollution
- Setting a precedent

3 local residents support the proposal for the following reasons:

- Modern approach to design is welcomed
- Sustainable development
- Existing building is in a deteriorated condition and costly to renovate
- Nature of cut-in construction and use of 'living walls'/green roofs would allow building to blend into its countryside setting
- Designed to not cause unacceptable light pollution
- Positive landscape approach/retaining existing trees

7.0 CONSULTATIONS

- 7.1 **KCC Highways Officer:** Raises no objection.
- 7.2 **KCC Biodiversity Officer:** Raises no objection.
- 7.3 **Landscape Officer:** Raises no objection.
- 7.4 **Public Rights of Way Officer:** Raises no objection.
- 7.5 **Natural England:** Raises no objection.
- 7.6 **UK Power Networks:** Raise no objection.
- 7.7 **Southern Gas Networks:** Raise no objection.
- 7.8 **Building Control:** Raise no objections.
- 7.9 **Environment Agency:** Raise no objection.
- 7.10 **Southern Water:** Raise no objection.
- 7.11 **Kent Downs AONB Unit:** Gave no response.

APPRAISAL

8.0 Principle of development

- 8.1 The most relevant policy under the Maidstone Borough-Wide Local Plan 2000 (MBWLP) relating to replacement dwellings in the countryside is saved policy H32. I will largely consider the proposal against the criteria set out in this policy. It states;

OUTSIDE THE BUILT-UP AREA OF SETTLEMENTS, PLANNING PERMISSION WILL BE GRANTED FOR THE REPLACEMENT OF A DWELLING IF:

- (1) PRESENT DWELLING HAS LAWFUL RESIDENTIAL USE; AND*
- (2) PRESENT DWELLING IS NOT RESULT OF TEMPORARY PLANNING PERMISSION; AND*
- (3) NEW DWELLING IS NO MORE VISUALLY INTRUSIVE THAN ORIGINAL DWELLING; AND*
- (4) NEW DWELLING IS SITED TO PRECLUDE RETENTION OF THE DWELLING IT IS INTENDED TO REPLACE, OR THERE IS A CONDITION OR PLANNING OBLIGATION TO ENSURE DEMOLITION OF LATTER ON COMPLETION OF NEW DWELLING; AND*
- (5) NEW DWELLING HAS SAFE ACCESS; AND*
- (6) EXISTING DWELLING IS NOT A LISTED BUILDING; AND*
- (7) PROPOSAL DOES NOT RESULT IN UNACCEPTABLE LOSS OF AMENITY OR PRIVACY FOR ADJOINING RESIDENTIAL PROPERTIES.*

- 8.2 With regards to the criteria set out under (1), (2), (4), (5) and (6) of policy H32 of the MBWLP, I can confirm that the present dwelling does have a lawful residential use and is not the result of a temporary planning permission. Furthermore, the dwelling is not listed and it does have an existing vehicle access. The remaining criteria set out under points (3) and (7) of policy H32 of the MBWLP will be considered further on in the report.
- 8.3 The proposal is also subject to the normal constraints of development in the open countryside within an AONB and SLA under policies ENV28, ENV33 and ENV34 of the MBWLP.
- 8.4 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. The NPPF also recognises the intrinsic character and beauty of the countryside, and gives great weight to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.
- 8.5 This application is for the erection of a replacement dwellinghouse in the countryside and there is policy support for this type of development, subject to all other material planning considerations. I consider the principle of the proposed development to be acceptable and will go on to discuss the detail of the application, in terms of visual impact, residential amenity, highway safety, and biodiversity to name the key issues.

9.0 Visual impact

- 9.1 The key criterion of saved policy H32 is that the proposed dwelling should be no more visually intrusive than the property it would replace.
- 9.2 It is accepted that there would be views of the proposal from short to medium distances, from Faversham Road and the public footpath to the east. This said, these views would be limited to the north and west of the site, given the topography of the land and the mature planting all along Faversham Road, with glimpses through this planting and through the existing access point. From the south, Faversham Road is some 200m away from the site, and again views would only be glimpsed through the mature hedging and car park area that serves Limetree Terrace. From this car park, there is the start of a public footpath (KH436) which continues northwards, skirting the open field to the east of the site. At its nearest point, this footpath is some 60m from the site. Again, views of the replacement dwelling would be possible, but this would be from some distance away and through the mature retained boundary planting. It is also worth noting that the western elevation would be seen as 1 and a half storey; the northern elevation would appear single storey; and any views of the proposal would be read with the backdrop of the land and the existing trees within and outside the site.
- 9.3 As previously explained the proposal would be built into the landscape, what with it being set down further and cut-in to the northern bank of the site. This would result in a ridge height no higher than the existing property; and it has been calculated that in utilising the topography of the

land, the replacement dwelling would have approximately 40% of its mass screened by the ground. Also, to emphasise again, the proposal would result in a modest 18% increase in floor area from the existing property and the run-down outbuildings on site; and the replacement dwelling would sit comfortably within the plot, with good space between it and the existing boundaries.

- 9.4 Careful consideration has also been given to the mass of the building, and in my view its scale and design ensures that it would not appear excessively bulky in appearance. Indeed, the main building has been rotated to a south-west to north-west axis, turning the building away from the road; the building has been stepped, giving a terraced aspect to the first floor which responds to the gradient and contours of the site; the roof form has also been pulled back; and the glazed elements, irregular shape and projections and recesses of the building does give suitable relief to its form. In addition, the integration of timber louvres (where the green walls will take) and the sedum roof would break up the appearance of the building; and this vertical emphasis would also allow the building to blend into the landscape.
- 9.5 I have no objection to the contemporary design of the proposal, and in my view its use of timber cladding and the living roof/wall elements would allow the building to appropriately sit well within the context of the surrounding countryside and its AONB setting. To further ensure a satisfactory appearance to the development, appropriate pre-commencement conditions will be imposed regarding materials, surfacing, boundary treatments, external lighting and landscaping.
- 9.6 The proposal has considered potential light pollution and will mitigate against potential significant harm by utilising the topography of the site, with the basement and parts of the intermediate floor being screened by the natural ground level; by retaining the existing mature landscaping along the boundaries of the site that will also provide a dense foreground and background to the proposal; by installing non-reflective glazing which helps to minimise the effects of internal lighting; by not having excessive levels of glazing overall; and by installing fixed timber louvres (that cannot be removed) which sit in front of the glazing, particularly the southern elevation. It is accepted that a dwelling will emit a certain amount of light, which would be more noticeable during winter, however with the above considered I am satisfied that this proposal would not generate excessive amounts of light pollution that would cause unacceptable harm to the countryside and the AONB hereabouts.
- 9.7 This site sits within the Chalk Scarp landscape character type of the Maidstone Landscape Character Assessment 2012 (amended 2013). Through a detailed landscape scheme, which will be ensured by way of condition, I am satisfied that this development would be in line with this assessment, as it would conserve and enhance species diversity of the site as well as retaining the overall character of the scarp.
- 9.8 Whilst the proposed dwelling would be larger than what it replaces, I am satisfied that it's design, siting, and use of the topography of the land,

together with the retention of the existing mature boundary landscaping and further landscaping enhancements would ensure an appropriately sized replacement dwelling. Therefore, in my view the proposal would not significantly affect the character and appearance of the area or result in a development that would appear any more visually intrusive or incongruous in the countryside that falls within an AONB and SLA than the existing dwelling it would replace.

10.0 Arboricultural implications

10.1 The proposal would retain the established mature landscaping along all four boundaries of the site, with a number of Category U and C (poor condition/low value) trees and 3 Category B (moderate value) trees being removed. There are no protected trees or Category A (high value) trees within or adjacent the site, and the Landscape Officer considers the submitted Arboricultural report produced by Sylvan Arb to be acceptable in principle. Subject to the relevant conditions, I therefore have no reason to refuse this application on arboricultural grounds.

11.0 Residential amenity

11.1 No other residential property would be within 100m of the replacement dwelling and so I am satisfied that the proposed development would not have a significant detrimental impact upon the residential amenity of any neighbour. I am also satisfied that the replacement dwelling would provide acceptable living conditions (internally and externally) for future occupants.

12.0 Highway safety implications

12.1 Vehicle access into the site already exists and would not be moved as a result of this application; I am satisfied that the proposal would not lead to a significant increase in traffic (given it will still be a single dwellinghouse); and the site would continue to have sufficient off road parking provision and turning facilities for a property of this size. I therefore take the view that this proposal would not have an unacceptable impact on highway safety. The KCC Highways Officer also raises no objections to this development.

13.0 Biodiversity implications

13.1 The applicant has submitted an Ecological Survey for Protected Species report. In summary, the report has led to the conclusion that the building is not used as a bat roost, and that the other buildings to be demolished within the site have also been assessed as unsuitable for roosting bats. The gardens are described as having "*no obvious management in recent years*" but it is concluded that these areas are unsuitable for reptiles, amphibians and other protected species. The Biodiversity Officer is of the view that there is suitable, although fairly limited, habitat for active reptiles and given the presence of suitable habitat close to the site, advises that a precautionary approach to vegetation removal should be implemented. Due to the extent of potential impact, it is not considered it necessary for further surveys to be carried out.

13.2 One of the principles of the National Planning Policy Framework is that “opportunities to incorporate biodiversity in and around developments should be encouraged”. In response to this, it is welcomed that the proposed development will incorporate a sedum roof and living walls, which will provide biodiversity benefits; and further ecological enhancements will be ensured by condition for native species planting and the provision of bat and bird boxes.

14.0 Other considerations

14.1 The site is not within a Flood Zone, as designated by the Environment Agency and the increase of built development on the site is not over excessive. I therefore take the view that this development would not be any more prejudicial to flood flow when compared to what exists on site already.

14.2 The development would make use of package treatment plant disposal for foul sewage, which disposes of effluent to sub-soil irrigation; rainwater harvesting; and surface water would be disposed of by a sustainable drainage system and soakaway. The Environment Agency raises no objection and the recommended condition to protect groundwater drinking supplies in the event of unsuspected contamination has been duly imposed. Building Control is satisfied that there has been no historic issue with water disposal in this area and the use of soakaways and rainwater harvesting is acceptable. I am satisfied that there is no risk of flooding at this site.

14.3 To protect the countryside and to control further development on this site, I feel it is justified to impose a condition that removes its permitted development rights for further extensions, outbuildings, hard boundary treatments and for the laying of hardstanding.

14.4 This development does not directly affect any public footpath, and the Public Rights of Way Officer raises no objection to the application.

14.5 The issues raised by Lenham Parish Council and the local residents have been addressed in the main body of this report. However, I would like to add that each planning application is considered on its own merits and it does not set a precedent for other development elsewhere.

15.0 CONCLUSION

15.1 For the reasons outlined above, I consider the development would not cause any demonstrable harm to the character of the countryside or the AONB, it would not harm the amenities of existing residents and it would provide sufficient parking and have no adverse impact on highway safety. It is considered overall that the proposal is acceptable with regard to the relevant provisions of the Development Plan, the National Planning Policy Framework and all other material considerations such as are relevant. I therefore recommend conditional approval of the application on this basis.

RECOMMENDATION – APPROVE subject to conditions

Planning Committee Report

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) 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 have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials and maintained thereafter;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty.

- (3) The development shall not commence until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty.

- (4) The development shall not commence until details of the proposed materials (not loose stone or gravel for the first 5m, as measured from the back of the highway) to be used in the surfacing of the access road and parking areas within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the subsequently approved details;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty and to ensure highway safety.

- (5) No development shall take place until details in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the local planning authority;

- (i) Details of windows and doors and recesses/reveals which shall be a minimum of 70mm;
- (ii) Details of treatment of eaves/parapet finishing;
- (iii) Rain water goods;

The development shall thereafter be undertaken in accordance with the subsequently approved details.

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty.

- (6) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and shall include;
- i) Details of the specification and species mix of the sedum roof and living walls;
 - ii) Details of the species, size, density and location of all new planting within the site;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty.

- (7) The development hereby permitted shall be carried out in accordance with the Arboricultural Report with Tree Survey, Arboricultural Impact Assessment and Tree Protection Specification undertaken by Sylvan Arb (dated 01/12/14), and all trees shown to be retained (drawing no. HV/RR/965-04) must be protected in accordance with this report before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the areas fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority;

Reason: To safeguard existing trees to be retained and to ensure a satisfactory setting and external appearance to the development.

- (8) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty.

- (9) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a Biodiversity Method Statement for the precautionary removal of vegetation with potential for reptiles, and nesting birds considered. This method statement shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter;

Reason: In the interest of ecology and biodiversity.

- (10) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the following have been submitted to and approved in writing by the local planning authority and maintained thereafter;

- i) Details of the provision of bat/bird boxes within the development.

Reason: In the interest of ecology and biodiversity.

- (11) The development shall not commence until details of the external lighting (permanent or temporary) to be installed in relation to the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the subsequently approved details;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty.

- (12) The development hereby approved shall be built in accordance with the proposed slab levels of the buildings as shown on drawings PL-100 and PL-130 received 24th October 2014 unless otherwise agreed in writing by the local planning authority.

Reason: In order to secure a satisfactory form of development having regard to the topography of the site.

- (13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Class(es) A, B, C, E, F and G and Part 2, Class A shall be carried out without the permission of the Local Planning Authority;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty.

- (14) The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

- (15) Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 5m from the carriageway edge;

Reason: In the interests of highway safety.

- (16) 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved;

Reason: To protect the Source Protection Zone 3 and to protect groundwater drinking supplies in the event of unsuspected contamination.

- (17) The development hereby permitted shall be carried out in accordance with the following approved plans: PL-100, 101, 102, 103, 104, PL-120 and PL-121 received 24th October 2014;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts that falls within a Special Landscape Area and Area of Outstanding Natural Beauty and to prevent harm to the residential amenity of neighbouring occupiers.

INFORMATIVES

- (1) Lighting can be detrimental to roosting, foraging and commuting bats. The following recommendations (from the Bat Conservation Trust) should be incorporated (where applicable) when designing the lighting scheme:

a) Low-pressure sodium lamps or high-pressure sodium must be used instead of mercury OR metal halide lamps where glass glazing is preferred due to its UV filtration characteristics.

- b) Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each light to direct the light and reduce spillage.
- c) The times during which the lighting is on must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to the minimum to reduce the amount of 'lit time'.
- d) Lamps of greater than 2000 lumens (150 W) must not be used.
- e) Movement sensors must be used. They must be well installed and well aimed to reduce the amount of time a light is on each night.
- f) The light must be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any bats' roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
- g) The lights on any upper levels must be directed downwards to avoid light spill and ecological impact.
- h) The lighting must not illuminate any bat bricks and boxes placed on the buildings or the trees in the grounds.

As single bats can never be ruled out, it is recommended that a safe working methodology should be employed to proceed with any felling or tree surgery works;

- Trees should be cut in such a way to avoid cutting through cavities
- If at any time during works, bats or signs of bats are found, then all works should stop and a bat ecologist or Natural England should be contacted for their advice before any further works proceed.
- No works should take place during the hibernation season (taken to be November to March included)

As single bats can never be ruled out, it is recommended that a safe working methodology should be employed to proceed with the demolition of the buildings, by dismantling by hand the soffits and barge boards first. If bats are found, works should stop and Natural England should be contacted for advice.

Case Officer: Kathryn Altieri

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website. The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.