

Item 13 Pages 9 - 26

Land To West Of 70 Church Street Boughton Monchelsea

APPLICATION: 20/503109/FULL

Applicant:

The applicant has responded to the representations of KCC Ecology and KCC Highways and Transportation as follows:

Ecology: Amended drawings indicate the mounting of the bat and bird boxes noted as tree or pole mounted subject to site investigation plus details of the integrated bird and bat boxes.

Highways: DHA transport consultants have prepared a response to KCC (H&T) and additional tracking drawings as requested. The Design and Access Statement REV B has amendments made to the parking provision to align with the transport statement. Drawing PL20 which gave details of secure bike storage to each bungalow, has been updated to include provision for visitors secure cycle parking on a 6 bike rack adjacent plot 24.

Consultees:

KCC Ecology have commented on the additional information:

The submitted bird and bat box plan has confirmed that the following will be erected on/within the buildings:

- 6 integrated sparrow terraces
- 5 integrated swift boxes
- 4 integrated bat boxes

The landscaping plan has confirmed the following will be implemented within the west of the site/site boundaries. The bat and bird boxes will be erected on trees or poles of the trees cannot support them – To be agreed when the boxes are being erected.

- Retention and enhancement of cobnut orchard
- 2 owl box
- 5 bat boxes
- Wildflower meadow.

KCC (H&T) have yet to comment on the recently received additional/revised information. Any response will be verbally reported.

Discussion:

The applicant has confirmed that there will be 15 integrated bat/bird boxes/bricks and 7 securely affixed boxes elsewhere on trees or poles as necessary. This is considered to be satisfactory.

The information/clarification requested by KCC (H&T) has been provided, other than crash record data. As detailed in the main agenda report, I do not consider that there is a sustainable highways reason to refuse.

The indication of scope for a visitor cycle rack is welcomed but the position indicated (on the opposite side of the road to the clubhouse) needs further review in my view to ensure it is best sited and this can be addressed by an amendment to suggested condition 10.

Informatives on Breeding Birds and Construction Management are also suggested.

Pages 21-23

Condition 2: updated to reflect additional/revised drawings

Condition 10: updated to reflect revised drawings but to require revised details of the location of the cycle rack to serve the clubhouse

Condition 12: updated to reflect revised drawings

Additional Informatives:

4) The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees, scrub, hedgerows and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Vegetation is present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present

5) You are advised to adhere to a Construction Management Plan as follows:

Provision of construction vehicle loading/unloading and turning facilities prior to commencement of work on site and for the duration of construction.

Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction.

Provision of measures to prevent the discharge of surface water onto the highway.

Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction.

Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.

Provision and permanent retention of the vehicle loading/unloading and turning facilities shown on the submitted plans prior to the use of the site commencing.

The recommendation remains unchanged