

**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

15 July 2024

Dear Councillor

PLANNING COMMITTEE- TUESDAY 16 JULY 2024

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the Additional Representations Sheet.

Should you have any queries regarding the above please contact Democratic Services on
Tel: 01684 272021

Yours sincerely

Executive Director: Resources

ADDITIONAL REPRESENTATIONS SHEET

Date: 16th July 2024

The following is a list of the additional representations received since the Planning Committee Agenda was published and includes background papers received up to and including the Monday before the meeting. A general indication of the content is given but it may be necessary to elaborate at the meeting.

Agenda Item No	
5a	<p>23/00755/FUL</p> <p>Roseleigh, Stoke Road, Stoke Orchard</p> <p>Updates</p> <p>1) We have received a letter of objection in respect of a Barn Owl nest in the agricultural barn. The objector refers to the Countryside Act that it is against the law to disturb breeding Barn Owls during the breeding season (March to October) and if the application is successful then the developer would be required to work with the objector to find alternate boxes and sites for the Owls.</p> <p>2) We have received further advice from the County Archaeologist who confirms that there is low risk that significant archaeological remains will be adversely affected by this development proposal and therefore recommends that no further archaeological investigation or recording need be undertaken in connection with this scheme.</p> <p>Despite the area having been identified as the location of a potential medieval moat and the evidence of Lidar and geophysical survey that indicated the possible presence of significant archaeology, the trial trenches suggested that if this had ever been present, none of it survives underground. Much reduced ridge and furrow ploughing earthworks are present, which have been adequately recorded by these assessments.</p>
5b	<p>23/01063/FUL</p> <p>Parcel 3667, Stoke Road, Bishops Cleeve</p> <p>Additional Conditions - Ecology</p> <p>1. No development shall commence until the LPA has been provided with and approved evidence that 1.38 habitat units have been secured through The Environment Bank (or such alternative habitat bank provider as the LPA shall approve). The evidence shall include a management and monitoring plan that specifies how the habitat units will be created, managed and monitored for the 30 year period and financial arrangements that support the agreement. The Habitat bank provider should provide a suite of documents to demonstrate the integrity of the units with documents to include:</p> <ul style="list-style-type: none"> - Habitat Management Plan for our Habitat Bank - Copies of our Leases for the habitat bank confirming ownership for the 30 year period - Biodiversity Unit Register Certificate Export - This outlines the available units. Our stock management system ensures units are not double sold or reserved, which will eventually be managed on the Natural England Gain Site register in due course. - Biodiversity Unit Certificate - Confirming details of the units purchased <p>Reason: To ensure the development results in a measurable biodiversity net gain in accordance with NPPF and Policy NAT1.</p>

2. No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall cover the first ten years of management following the commencement of construction and enabling works. Enhancement measures shall be included for existing natural habitats and created habitats, as well as those for protected species. The LEMP shall be written in accordance with BS42020. 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.

All Ecological enhancements outlined in the LEMP shall be implemented as recommended in the LEMP and the number and location of ecological features to be installed shall be specified.

Reason: To ensure proper provision is made to safeguard protected species and their habitats.

3. No development shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to the following:

- Risk assessment of potentially damaging construction activities including provisions for protected species,
- Identification of 'biodiversity protection zones' including (but not exclusively) hedgerows and mature trees,
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements),
- The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour after sunset),
- The times during construction when ecological or environmental specialists need to be present on site to oversee works,
- Responsible persons and lines of communication,
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person,
- Use of protective fences, exclusion barriers and warning signs; and
- Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To ensure proper provision is made to safeguard protected species.

4. The development shall proceed in strict accordance with the Mitigation Measures provided within Section 5 of the Ecological Impact Assessment and Biodiversity Assessment (HarrisLamb Property Consultancy, September 2023).

Reason: To ensure proper provision is made to safeguard protected species.

	<p>Bishops Cleeve Parish Council - Late objection</p> <p>An email was circulated to Councillors on Monday afternoon with an updated objection from Bishop's Cleeve Parish Council. A copy has been placed on the Council's website for public viewing. The latest objection document raises no new concerns that have not previously been raised by objectors and the Council's position on each objection point has been addressed in the Committee report.</p>
<p>5c</p>	<p>24/00227/APP</p> <p>Land To The North East Of Rudgeway Farm And South Of, Nightingale Way, Walton Cardiff, Tewkesbury</p> <p>Updates</p> <p>1) Further to the preparation of the Committee Report, the applicant has submitted a Briefing Note to all Committee Members outlining the background and detail of the proposal.</p> <p>2) Para 8.90 of the Committee report should state that the gross internal area of the pavilion is 571 sq m and not 545 sq m. The Section 106 requires a minimum of 570 sq m.</p>

