

DELEGATED DECISION REPORT

Application Reference Number	15NP0035
Description / Site Address	Approval of details reserved by condition no. 5 and 21 of planning permission 14NP0038 in respect to bat box locations and materials for the bat barn and cycle store for The Sill, Once Brewed.
Consultation Expiry	9 June 2015 (consultees only)
Last date for decision	14 July 2015

Details of Proposal

This application provides information required by two conditions (5 & 21) of planning approval 14NP0038, for a mixed use Landscape Discovery centre at Once Brewed, on the site of the existing Visitor Centre and YHA.

Condition 5 relates to a scheme for the design and location of a minimum of 20 suitable bat boxes, which this application seeks to address.

Condition 21 of the approval requires materials to be agreed for 14 aspects of the building, detailed within bullet points in this condition. This application seeks to approve the materials for two of these points, larch cladding for the bat barn/cycle store and the slate roofing materials for the bat barn/cycle store.

Bat Box Locations

A site plan has been submitted, showing the locations of 20 bat boxes, including 3 suitable for maternity use, as required by condition 5. These include 11 towards the north of the site and 9 on parts of the site further south to the sides of the car park area.

NNPA's ecologist has been consulted on the application and is satisfied that the purpose built Schwegler bat boxes proposed would be suitable and provide long lasting bat provision on the site.

Subject to these being installed prior to commencement of development, there is considered to be no unacceptable impact on bats, as the ecologist has recommended that the condition can be discharged. The information submitted in respect of condition 5 would accord with Core Strategy Policies 1 and 17 and the NPPF in respect of impacts on biodiversity.

Materials

Samples of the wood and slate to be used in the construction of the bat barn have been provided, which are considered to be suitable for the construction of the building from a visual perspective.

The method of construction for the bat barn and cycle store has also been clarified on submitted plans. This has included subsequent revisions of the plans and wood sample being submitted, in response to concerns raised from an ecological perspective, based on

the initial specifications and samples submitted,. The National Park's ecologist has now confirmed that they are happy for the condition to be discharged from an ecological perspective, following the additional confirmation and revised plans submitted, which included confirmation of the use of bitumastic felt and removal of the fire retardant from the specification.

The information submitted to discharge this part of condition 21 is therefore considered to accord with Core Strategy policies 1, 3 and 17 and the NPPF.

Recommendation

That condition 5 (bat boxes) is discharged in full, subject to implementation of the scheme of bat boxes in accordance with the Site Plan showing bat box locations and types received on 18th May 2015).

That condition 21 (materials) is discharged in part, in respect of the following bullet points only:

- Samples of vertical larch cladding for the bat barn & cycle store
- Samples of roof slates for the bat barn & cycle store

The bullet points listed above shall be discharged from condition 21, subject to the implementation of the bat barn/cycle store building in accordance with the following samples and plans:

- Sample of larch received on 30th July 2015
- Sample of slate received on 12th May 2015
- Bat Barn Roost Details (6003) Rev P08 received on 30th July 2015
- Bat Barn Elevations (6001) Rev P09 received on 30th July 2015
- Bat Barn Roost Details Sheet 2 (6004) Rev P04 received on 20th July 2015
- Foundation Arrangement received on 20th July 2015
- Structural Arrangement Plan received 20th July 2015

Informative Note

For the avoidance of doubt, the remaining bullets listed in condition 21 of 14NP0038 are not discharged by this decision.

	Signature	Date
Planning Officer		
Head of Development Management		