



# Delegated Report

## Condition Discharge Application

**Planning Application No:** 20240526

**Location:** Long Acre, Pear Tree Lane, Shorne, Gravesend

**Description:** Application for approval of condition 7 attached to planning permission reference number 20221239 relating to the submission of a bat mitigation strategy prior to the demolition of the pump house.

**Applicant:** Mr & Mrs J and L King

**Site Visit Date:** Desktop assessment

### Submitted Documents/Plans

Application form  
Covering letter dated 11 June 2024  
Drawing no. 232 Rev. A (Bat loft)

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                                                                                                  | Decision            | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20230830  | Application for the approval of condition 3 attached to planning permission reference number 20221239 relating to details of the external facing materials.                                                                                                                                                                                                                                                                  | Approval of details | 28.09.2023    |
| 20230325  | Application for approval of conditions 4 and 5 (partial) attached to planning permission reference number 20221239 relating to details of the hard and soft landscaping.                                                                                                                                                                                                                                                     | Approval of details | 24.05.2023    |
| 20230146  | Application for approval of condition 5 (partial) and 6 attached to planning permission reference number 20221239 relating to a soft landscaping scheme (only including the location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability and details of those trees to be retained and those to be removed) and fencing for the protection of any retained tree | Approval of details | 24.03.2023    |
| 20221239  | Demolition of existing detached dwelling and erection of replacement dwelling and associated works including landscaping, removal of existing outbuildings and swimming pool, a re-sited pedestrian and vehicular access from Pear Tree Lane and the stopping-up of the existing access.                                                                                                                                     | Permitted           | 30.01.2023    |

### Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS12 – Green Infrastructure

#### National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 15 – Conserving and Enhancing the Natural Environment

### **Consultations, Publicity and Representations**

#### Consultees

##### *KCC Biodiversity*

We advise that we have received sufficient information to satisfy us of the location of the bat loft.

However, we highlight the following two points:

- One of the bat access points is located under the solar panels. We recommend that the access point is located in an area which will not be impacted by the solar panels.
- The submitted plan details that traditional roofing felt and breathable roofing felt will be installed. We advise that only traditional roofing felt is used in areas which could be accessed by bats.

These points are not something that the condition discharge requires but we recommend that these points are addressed within the EPS licence.

Following these comments the agent submitted a revised bat loft plan showing an amended access point, and confirmed that there are no solar panels and that the roofing membrane over the loft is a certified bat safe liner. Further comments have been sought from KCC Biodiversity, but given the revisions have clearly addressed the above points, a response is not considered necessary.

### **Officer's Analysis**

#### Condition 7 (Bat mitigation)

Condition 7 states as follows:

7. *Prior to the demolition of the pump house, a bat mitigation strategy based on the information within the Bat and Reptile Survey (Calumma Ecological Services; September 2022), and including the location of the bat box within the roof void, must be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy must be implemented as approved unless varied by a European protected species licence issued by Natural England, and shall be maintained thereafter.*

*Reason: In the interests of biodiversity and in accordance with the provisions set out under Policy CS12 of the Gravesham Local Plan Core Strategy 2014.*

The covering letter states as follows:

*The proposed bat loft has been designed, as required by the condition, in accordance with the recommendations of the Bat and Reptile Survey (Calumma Ecological Services; September 2022). The ecologist has confirmed this to be the case.*

*The pool house remains in-situ pending the submission to and determination of the EPS Bat Licence by Natural England. We confirm that no work on the pool house will be undertaken until such time as an EPS licence has been granted.*

*Work is on-going to submit the licence application but the determination of the condition is not determinant*

on the issuing of the EPS licence.

The details are considered to be satisfactory in terms of demonstrating the development is acceptable with regards to the impact on bats. The submission ensures biodiversity interests are considered, in accordance with the reason for condition 7. The details are therefore considered to be acceptable and condition 7 can be discharged.

### Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20221239 for the demolition of the existing detached dwelling and the erection of a replacement dwelling and associated works. It is considered that condition 7 can be discharged and there are no further details required under this condition.

A further informative should be included to remind the applicant of the need to comply with the requirements of this and any remaining conditions.

(See draft Decision.)

|                      |                      |                     |                                                                                      |
|----------------------|----------------------|---------------------|--------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Katherine Parkin | <b>Team Leader:</b> | Miss Faye Hobbs                                                                      |
| <b>Signed:</b>       | <i>K. Parkin</i>     | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 30th July 2024       | <b>Dated:</b>       | 31 July 2024                                                                         |