



Delegated Report

Approval of Conditions Application

Application No:	20240511
Location:	Crabbles Cottage, Pear Tree Lane, Shorne, Gravesend, Kent, DA12 3JS
Description:	Application for the approval of conditions 3,4,5 and 6 attached to planning permission reference number 20240017 relating to the Bat Survey (3), Vehicular Access Track (4), Biodiversity Increase (5) and Lighting Design (6).
Applicant:	Mr Martin Tutty-Johnson

Submitted Documents/Plans

- Application Form – dated 05 June 2024;
- Bat Scoping Survey by Crossman Associates – dated 15 April 2024;
- Supplementary Information – Discharge of Conditions Statement;
- Un-numbered Plan Drawing – Current Lighting Plan;
- Un-numbered Plan Drawing – Proposed Lighting Plan;
- Un-numbered Plan Drawing – Proposed Biodiversity Plan.
- ~~Un-numbered Plan Drawing – Existing and Proposed Lighting Plan – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240017	Demolition of existing detached garage; erection of a two storey side extension, first floor rear extension and erection of new attached garage.	PERMITTED	15.03.2024

Consultations, Publicity and Representations

External Consultees

Kent County Council Biodiversity

From looking at the submitted documents I would recommend conditions 1 (3) and 5 for discharge as all of the requested information is contained within the bat report & covering letter. However, the wording of condition 6 has not been satisfied. The lighting plan is difficult to read as it is a photograph of a hand-drawn map & it seems to indicate that over 30 external lights will be installed outside the property. The same symbol (a black dot) is used to indicate ground and security lights, so I can't tell which is which. You may wish to highlight that the lighting plan needs to demonstrate *"that areas to be lit will not disturb bat activity."* The current plan lacks any such detail.

I will also note we do not recommend conditioning surveys as a rule, as the presence of bats (had they been present, which they were not) could have proved a material consideration and prevented the

development from going ahead. It is almost always best to get survey results in before determination.

Shorne Parish Council

Regarding Condition 6 (Lighting Design), the Parish Council is concerned that the amount of exterior lighting proposed may be excessive for a rural area and result in light pollution.

- Exterior lighting quantity and locations should be the minimum required for safety and security purposes.
- We are opposed to exterior lighting which is on for hours at a time and which is only intended for decorative purposes, including “up and down” light fittings.
- Security lighting should have controls with daylight override and night-time motion detection, and only then remain on for a short time once triggered.
- All lighting should be shielded and angled downwards (including sensors) so that light beams are only triggered and then directed within the property boundaries.

Dickens Protection Society

The Society is concerned at the level of exterior lighting proposed in a rural location. The coverage and level of luminance the lights would provide is not indicated. The Society is concerned at possible light pollution.

Officer's Analysis

This is an application for the approval of conditions 3, 4, 5 and 6 attached to planning permission reference 20240017, relating to:

- Bat Scoping Survey (3)
- Vehicular Access Track (4)
- Biodiversity Enhancement (5)
- Lighting Design (6)

Condition 3 states the following:

- 3. Prior to the commencement of the development hereby approved, a bat survey (preliminary roost assessment) shall be undertaken and submitted to and approved in writing by the Local Planning Authority.*

This condition was attached to ensure that any bats, which are an important and protected species, are not affected by the development.

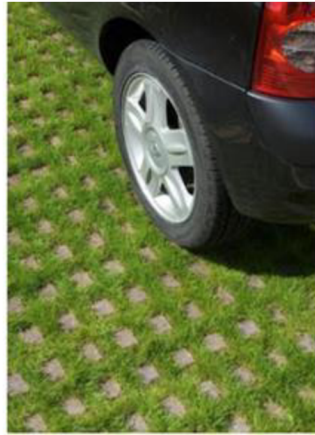
The application has been supported by a Bat Scoping Survey undertaken by a qualified ecologist. There has been no objection to the findings raised by Kent County Council Biodiversity and therefore condition 3 can be discharged.

Condition 4 states the following:

- 4. Prior to the commencement of any above ground works, details of the proposed vehicular access track (shown in drawing no. 221/56-34) shall be submitted to and approved in writing by the Local Planning Authority.*

This condition was attached to ensure that the development preserves the character and amenity of the rural location.

The supporting information confirms that the vehicular access track will be constructed using permeable paving grids (as shown in the image below).



The permeable grids will enable organic material and plants to grow through, which mitigates the potential urbanising impact of the access and is suitable for the rural setting. The information submitted is acceptable and condition 4 can be approved.

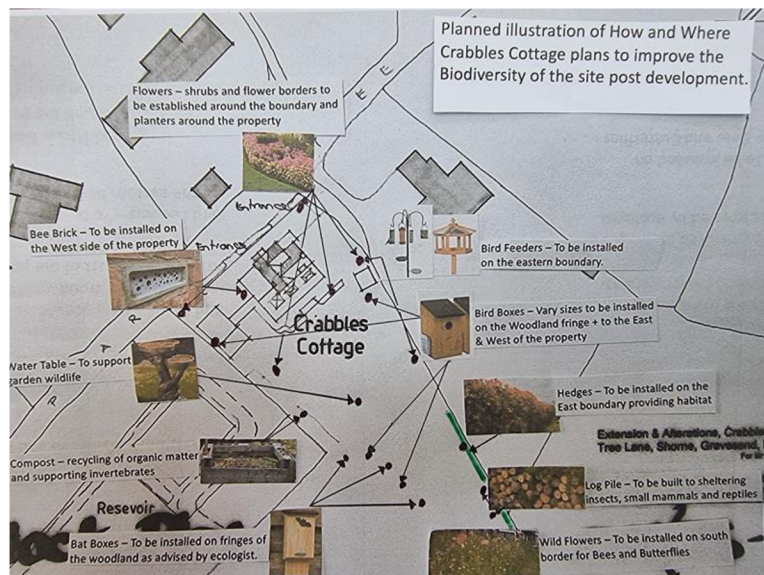
Condition 5 states the following:

5. *Prior to the commencement of any above ground works, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. The details will be implemented as approved and thereafter retained.*

This condition was attached to ensure that the biodiversity value of the site is enhanced as part of the development.

The details submitted set out the following biodiversity improvements on site:

- Bee Brick (x1)
- Bat Boxes (x3)
- Bird Boxes (x4)
- Bird Feeders
- Water Table
- Log Piles (x2)
- Wildflower Planting
- Composting



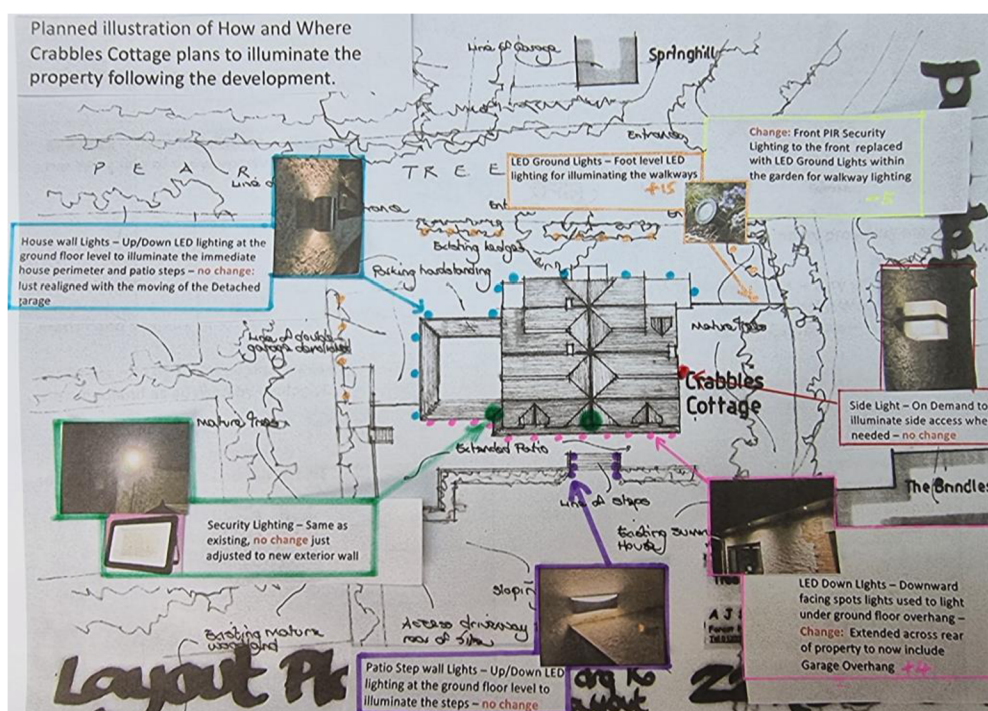
These biodiversity enhancements are considered to meet the requirements of condition 5 and no objection was received from Kent County Council Biodiversity. Therefore, sufficient details have been submitted to approve condition 5.

Condition 6 states the following:

6. *The development hereby approved shall not be occupied until a lighting design plan for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.*

This condition was attached to ensure that the development does not adversely impact the rural character of the area or protected species.

The revised details show that there will be minimal increase in lighting on the site. There will be 4no. additional downlights under the garage canopy, the existing 5no. PIR lights to the front will be replaced by 15no. micro soft-led ground walkway lights to the front of the dwelling. Other lights will be repositioned and reused.



The proposed lighting schedule is considered to be acceptable and would limit impacts on the character of the area and safeguard protected species by positioning lights close to the dwelling. Therefore, sufficient details have been submitted to approve condition 6.

Conclusion

The details submitted are adequate to discharge Condition(s) 3 (Bat Scoping Survey), 4 (Vehicular Access Track), 5 (Biodiversity Enhancement) and 6 (Lighting Design) of planning permission reference number 20240017.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	6 th November 2024	Dated:	07 November 2024