



PLANNING AND DEVELOPMENT COMMITTEE

4 June 2026

SUPPLEMENTARY AGENDA

PART 1

- 7. 26/00093/FP - GARAGE SITE BETWEEN 29-31 BROADVIEW**
To consider an application for planning permission for the demolition of the existing vacant garage block and the erection of 7no. three-bedroom dwellings.

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Supplemental Agenda

Date	4 th June 2026
Officer	Linda Sparrow
Address	Garage Site Between 29 and 31 Broadview
Proposal	Demolition of the existing garages and development of 7no. three-bedroom dwellinghouses
Reference	26/00093/FP
ADDENDUM INFORMATION	

Since the writing of the committee report for this application, the applicant has obtained Prior Approval for the demolition of the garages under planning reference 26/00314/PADEMO which was determined on 14 May 2026.

Subsequently, this planning application is no longer required to cover the demolition of the garages and the description of works is therefore amended as follows:

Previous description: - Demolition of the existing garages and development of 7no. three-bedroom dwellinghouses

Proposed description: - Erection of 7no. three-bedroom dwellinghouses on site of previous garage compound.

Update on Section 7.10 – Biodiversity, Ecology and Protected Species

7.10.5 The preliminary Ecological Appraisal (PEA) concludes that no habitats on site meet the criteria of an important habitat of high conservation value. It also concludes that the vacant garage block has a low habitat value for bats. Whilst the Council's Ecology Officer raises no objections to this point, they have requested a pre-commencement condition for a bat survey to be undertaken by a qualified ecologist and, where necessary, a bat licence obtained from Natural England and provided to the Council.

7.10.6 The applicant has since engaged Middlemarch to undertake a Preliminary Bat Roost Assessment and a Dusk Emergence Survey, both being undertaken on 28th May 2026. Whilst we have not been provided with the final reports as of the writing of this report, Officers have received the executive summary which confirms there was no evidence of roosting bats on site and given the potential roosting opportunities, the garages are considered to have low potential to support bats. The Emergence Survey confirmed no emerging bats from the site. The nearby trees have negligible roosting potential although one tree to the west may have potential and would require a Precautionary Working Method Statement if pruned or removed.

Paragraph 7.10.6 in the report remains unchanged although is re-labelled as paragraph 7.10.7.

Update on Section 9 – Conditions

In light of the aforementioned amendments in paragraphs 7.10.5 and 7.10.6, it is proposed to change condition 11 as follows:

Condition 11 currently states:

- 11 No development shall take place (including demolition and site clearance) until a bat survey of the site has been undertaken by a qualified ecologist and the local planning authority has been provided with a copy of the licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead.

REASON:- To ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) and to conserve and enhance biodiversity in accordance with NPPF

Proposed wording:

- 11 The development hereby permitted shall be carried out in accordance with the Preliminary Ecological Appraisal/Preliminary Roost Assessment by Arbtech dated 19th November 2025 and the Bat Survey Report, Reference RT-MME-184849 by Middlemarch, dated June 2026.

REASON:- To ensure protection of the natural environment

Bat Survey Summary

Project Information

Site Name & Location	29 Broadview, Pin Green, Hertfordshire
Client Name	Bugler Developments Limited

Site Background

Bugler Developments Limited commissioned Middlemarch complete a Preliminary Bat Roost Assessment (PRA) and a single Dusk Emergence Survey to inform a planning application at 29 Broadview, Pin Green, Hertfordshire. Both surveys took place on 28th May 2026 and were completed by the following personnel:

- Indre Barsketyte; Principal Ecological Consultant (PRA and Emergence Survey);
- Max Shaw; Ecological Consultant (PRA and Emergence Survey);
- Zeina Farhat; Ecological Consultant (Emergence Survey only);
- Anna Morgan-Faulkner; Ecological Project Officer (Emergence Survey only).

The PRA recorded no evidence of roosting bats within the garage buildings. Based on the potential roosting opportunities present the garages were considered to have low potential to support roosting bats and therefore a single dusk emergence survey was required. The emergence survey took place on the same date and recorded foraging and commuting activity by common pipistrelle bats *Pipistrellus pipistrellus*. No emergences were recorded by the survey personnel during the survey visit. The analysis of on-site cameras is currently under way and has thus far identified no evidence of roosting bats. It is therefore anticipated that roosting bats are absent from the garage buildings, however, the analysis of camera footage must be completed to confirm this.

The trees were also viewed on site for bat roosting potential. This recorded the majority of the trees to have negligible roosting potential, whilst a single tree on the western site boundary had a low degree of suitability, and, if removed or subject to pruning, this would need to take place under a Precautionary Working Method Statement.

The full survey results and recommendations will be included within the forthcoming Bat Survey Report (RT-MME-184849).

Quality Assurance

Date	Version	Author
03/06/2026	Final	Nick Davey (Ecological Consultant)

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