

# Planning Committee

## Supplemental Agenda

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

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 28<sup>th</sup> 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 19<sup>th</sup> November 2025 and the Bat Survey Report, Reference RT-MME-184849 by Middlemarch, dated June 2026.

**REASON:-** To ensure protection of the natural environment