

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H12-0405-22 **Applicant:** Mr K Russell
Proposal: Details of ecological survey (Condition 12 of H12-0289-19)
Location: The Grange Marriots Gate Lutton
Terminal Date: 7th June 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

28 The Natural Environment

National Guidance

National Planning Policy Framework 2021

Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 12 of H12-0289-19 (details of ecological survey).

Site Description

The site is located on the south western side of Marriots Gate and is occupied by an agricultural building of brick construction with asbestos/cement fibre roof. An associated house ("The Grange") is located to the south and a converted barn immediately to the north.

History

H12-0289-19 - Full - Change of use from agricultural building to dwelling (Phase 2 of barn conversions) - Granted 8 May 2019.

Planning Considerations

The application is accompanied by an ecological survey which indicates the following:

- No evidence of bat activity within the building;
- No evidence of current or past roosting by Barn Owls;
- Evidence of nesting birds (eg, doves). Since the building has the potential to be used by nesting

birds a search for nests should be carried out before starting work.

It also recommends biodiversity measures such as bat bricks, bird nesting boxes, etc.

Conclusion

That condition 12 of H12-0289-19 be discharged.