DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0480-19**	**Applicant:**	**South Lincolnshire Developments Ltd**
Proposal:	Details of Ecology Report (Condition 16 of H23-0535-18)		
Location:	The Sycamores Farmyard Church Gate Whaplode		
Terminal Date:	5th July 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

Section 15

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 16 (ecology) of H23-0535-18)

Site Description

The site (some 0.58 ha) is a former farmyard located on the eastern side of Churchgate, Whaplode. The northern boundary is de-lineated by an open drain, with a public footway and residential development beyond. Open agricultural land is situated to the east and a public playing field to the south west. Dwellings are located to the west between the site and Churchgate and St Mary's Church (grade I listed) is situated on the western side of Churchgate behind a row of dwellings.

Mature trees are situated along the northern boundary and also immediately to the south west (Hawthorn, Sycamore and Beech) within the playing field. A Sycamore tree along the northern boundary is the subject of a tree preservation order.

History

H23-0535-18 - Residential development - 8 dwellings including private drive - Granted 21 August 2018

Planning Considerations

An ecology report has been prepared by Scarborough Nixon Associates, who conclude as follows:

Barn Owls - No evidence was found of past or present use of the building by barn owls and the building is considered unsuitable for Schedule 1 species.
Common Species Birds - No old or active nests were found. The building has low potential for nesting by common bird species.
Bats - The survey indicated that the building is unsuitable for roosting by bats.

Conclusion

That condition 16 be discharged.