

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1728/13/FL – WESTON COLVILLE

Erection of a country house, two staff dwellings, and barn, together with parkland, associated site works, and excavation of lake and pond at Mines Farm, Weston Green for Mr H D’Abo

Recommendation: Approve Conditionally

Date for Determination: 19 November 2013 (Major Application)

Agenda report paragraph numbers 23 and 24

1. Weston Colville and West Wrating Parish Councils have raised concerns regarding the potential commercial use of the development. The description of the development makes it clear that the proposed use is for residential purposes. Any proposed commercial use would therefore necessitate the submission of a separate planning application. A condition to prevent the use for commercial purposes would not therefore be necessary or justified.

Agenda report paragraph numbers 26 and 39

2. In response to the objection raised by the Ecology Officer, the applicant has submitted a revised protected species survey and ecological appraisal. This report states, in its overall assessment of the value of the site:

“The farm buildings, particularly the main barn are of importance for Barn Owl. Nesting activity is not thought likely, but cannot be completely ruled out. Badgers are likely to be present in the local area and bats are likely to forage around the margins of the site and the farm buildings. It is not considered likely that bats would use the buildings as a roost, although a precautionary approach to demolition is recommended, but several mature trees showed potential as roost sites. Brown Hare is likely to use the habitats within the site at low densities. It is likely that populations of widespread farmland birds use the site. The hedgerow habitats and mature trees within the site are also of value.”
3. The report goes on to state that, in the absence of any mitigation, the impact on species found would be minor adverse. A number of mitigation measures are proposed towards habitat enhancement, bats, farmland birds, arable weeds, badgers and brown hares, and, with such mitigation, the report concludes the development would result in a moderate beneficial impact.
4. The Ecology Officer’s response to the submitted details are presently awaited. The officer recommendation remains as per paragraph 42 of the original report, namely delegated approval subject to resolution of the holding objection raised by the Ecology Officer.

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