

Item Number: 8
Application No: 16/00721/HOUSE
Parish: Marishes Parish Meeting
Appn. Type: Householder Application
Applicant: Ian Wilson & Rachel Campion
Proposal: Erection of a two storey side extension and single storey rear extension (revised details to refusal 15/01437/HOUSE dated 01.02.2016)
Location: Rowan Cottage School House Hill Marishes Low Road Low Marishes Malton North Yorkshire YO17 6RJ

Registration Date: 13 April 2016 **8/13 Week Expiry Date:** 8 June 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Countryside Officer	Comments made and informative to be added
Highways North Yorkshire	No objection
Parish Council	Object
Countryside Officer	Request for bat survey

Neighbour responses: Paul & Amanda Welford,

Overall Expiry Date: 27 May 2016

Planning application 16/00721/HOUSE was presented to the 7th June 2016 Planning Committee. The application had originally been recommended for approval, however evidence was brought to the attention of the Council's Countryside Officer by a third party of possible bat activity. The evidence resulted in the Council's Countryside Officer requiring the applicant's to undertake a bat habitation survey prior to the determination of the planning application.

A copy of the earlier report is appended for ease of reference. A revised recommendation to Members of approval subject to the outcome of the survey or deferral subject to the outcome of the survey was therefore presented. Members resolved to defer the application. Subsequent to this, the Planning Officer has requested a bat survey from the applicant on more than one occasion but it has not been forthcoming. The Planning Officer and Countryside Officer also agreed to a request from the applicant for a meeting at Council Offices to discuss the matter. Officers offered a meeting that was not taken up by the applicant.

The application is therefore referred back to Members with a recommendation for refusal for the following reason.

RECOMMENDATION: Refusal

- 1 The applicant has failed to supply a Bat Habitation Survey as required, resulting in insufficient information for the Local Planning Authority to grant planning permission. In the absence of such information inadequate information has been submitted to demonstrate that there is no material adverse impact on protected species and the proposal is therefore contrary to Policy SP14 of the adopted Ryedale Plan - Local Plan Strategy 2013 and contrary to the National Planning Policy Framework with particular regard to Section 11 Conserving and enhancing the natural environment and paragraph 118.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties