

WESTERN PLANNING COMMITTEE
12TH AUGUST 2020
UPDATE REPORT

Item No: (1) Application No: 20/01193/HOUSE Page No. 33-44

Site: White Lodge, Donnington Grove, Donnington, Newbury, RG14 2LA

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Callan Powers of Fowler Architecture and Planning Ltd

Ward Member(s) speaking: Councillor Lynne Doherty
Councillor Steve Masters

1. Additional Consultation Responses

Public representations:	No additional Third Party Representations received
Consultee responses:	<p>The Council's Ecologist confirmed insufficient information has been provided to protect bats onsite; not enough consideration has been given to protect bats potentially living in the building. According to the applicant's current ecologist there is a high probability of bats being present in the existing structure and as such 3 dusk/dawn emergence surveys are required to be undertaken as standard before determination of this application. It is therefore recommended the application is refused on the grounds of insufficient information.</p> <p>No comments have been returned, to date, by the Rights of Way Officer and West Berkshire Ramblers.</p>

2. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional reason for refusal.

1	Insufficient information has been provided to ensure no protected species would be affected by the development. Previous surveys have identified potential bat roosting features and as such 3 dusk/dawn emergence surveys are required to identify whether protected species are present and whether any mitigation would be required as part of the development. As such the development is contrary to the requirements of Paragraph 170 of the National Planning Policy Framework which requires, inter alia, planning decisions to minimise impacts on and provide net gains for biodiversity. Furthermore the proposals are contrary to the requirements of Policy CS17 of the West Berkshire Core Strategy (2006-2026) that seeks to ensure that biodiversity assets across West Berkshire are conserved and enhanced and that all new development should maximise opportunities to achieve net gains in biodiversity.
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3. Additional photography

The case officer has provided additional photography to show the interior of the site:



View from south West on drive into Donnington Grove facing east.



View from south of existing dwelling facing north east.



View of western elevation of existing dwelling facing south.



View of northern elevation facing south east (above), and view from within Donnington Grove Historic Park (below).

