

**Case Officer:** Shona King

**Recommendation:**

**Applicant:** Crockwell Farm LLP

**Proposal:** Discharge of Conditions 2 (timber samples for louvres and new tiles to be used externally to cover the roof), 3 (doors and windows) and 7 (location of bat boxes) of 20/01726/REM

**Expiry Date:** 3 April 2023

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. The site is located to the north of the village of Great Bourton, at the end of Manor Road. The site is located adjacent to a Grade II Listed Building, Crockwell House, and the existing farmyard buildings are considered curtilage listed by association.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. Consent is sought for the discharge of Conditions 2 (timber samples for louvres and new tiles to be used externally to cover the roof), 3 (doors and windows) and 7 (location of bat boxes) of 20/01726/REM.

## **3. RELEVANT PLANNING HISTORY**

3.1. The following planning history is considered relevant to the current proposal:

20/01726/REM - Reserved matters to 19/00250/OUT - Phase 1 of the outline permission - approval of reserved matters for conversion of the curtilage listed barn

## **4. RESPONSE TO CONSULTATION**

4.1. Ecologist: Happy for Condition 7 (scheme for location of bat boxes) to be discharged on the basis of the submitted document 'Bat mitigation Strategy' by Cotswold Wildlife Surveys January 2023.

## **5. APPRAISAL**

5.1. Condition 2 requires the approval of the timber to be used in the louvres over the glazed screens of the building and new tiles for the roof. The information that has been submitted is considered acceptable.

5.2. Condition 3 requires approval of the details of the windows and doors. The submitted details are considered acceptable.

5.3. Condition 7 requires approval of a scheme for the location of bat boxes. The proposed bat boxes are suitable for the species found foraging and roosting and should constitute an enhancement in opportunities on site.

## **6. RECOMMENDATION**

That Planning Conditions 2 (timber samples for louvres and new tiles to be used

externally to cover the roof), 3 (doors and windows) and 7 (location of bat boxes) of 20/01726/REM be discharged based upon the following:

Condition 2

Timber and tile in accordance with photographs submitted with the application.

Condition 3

Drawing Nos: 20.08.04.20, 20.08.04.21, 20.08.04.22, and 20.08.04.23

Condition 7

Bat Mitigation Strategy prepared by Cotswold Wildlife Surveys dated January 2023

Case Officer: Shona King

DATE: 22 March 2023

Checked By: Nathanael Stock

DATE: 27.03.2023

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