

# PLANNING AND REGULATORY COMMITTEE

## UPDATE SHEET

14 September 2016

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### Section 1

#### **Item 6 – 16/P/1455/F Bristol Airport, North Side Road, Felton, Wrington, BS48, 3DY**

The applicants have responded to objections from the Parish Councils' Airport Association (PCAA) which are summarised in the committee report. The applicant refutes the comments of the PCAA and the PCAA have made further comments as a result. These do not however raise any new points that are not addressed in the committee report.

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#### **Item 7 – 16/P/1486/F Bristol Airport, North Side Road, Felton, BS48 3DY**

#### **Additional information from the applicant**

Since the committee report was prepared the applicants have submitted the following additional documents:

- Temporary Lighting Zone Plan CSO86676 with covering email information from the ecological consultant ;
- Linktower CSO86676 (Temporary lighting specification);
- Figure 21 (Revised), Silver Zone Car Park Extension Landscape Strategy;
- Bat and Bird Box Plan
- Bristol Airport 'Results of Bat Activity Survey July 2016' (covering period 30/06/2016 11/07/2016
- Information on Badger Setts Annex v1.1 30/08/2016
- Shadow Habitats Regulations Assessment screening

The applicants have also responded to objections from the Parish Councils' Airport Association (PCAA) which are summarised in the committee report. The applicant refutes the comments of the PCAA and the PCAA have made further comments as a result. These do not however raise any new points that are not addressed in the committee report.

#### Officer's Comments

*The Council's Ecologist has advised that the details within the above documents show that the proposal is highly unlikely to have an adverse impact on biodiversity (in particular bats and badgers), albeit planning conditions (see below) will be required to ensure mitigation measures are carried out. The same conditions will also allow the separate Habitat Regulations Assessment to be agreed.*

#### **AMENDMENT TO RECOMMENDATION:**

Changes are made to the recommended conditions as a result of the additional information as follows:

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### Condition 2

Updated with additional documents as follows:

- External Lighting Strategy – September 2011
- Temporary Lighting Zone Plan – Drawing Number 1111 – P01
- Linktower CSO86676 (Temporary lighting specification) – Drawing Number 1112 P00
- Figure 21 (Revised), Silver Zone Car Park Extension Landscape Strategy
- Bat and Bird Box Plan
- Bristol Airport 'Results of Bat Activity Survey July 2016' (covering period 30/06/2016 – 11/07/2016)
- Information on Badger Setts Annex v1.1 30/08/2016
- Shadow Habitats Regulations Assessment

### Condition 5

Amended to the following wording

5. The lighting shall be installed and operated in accordance with drawing numbers 1111-P01 and 1112-P00. The lighting shall only be used when the car park is in use and the light columns shall be removed or lowered outside of the permitted seasonal use as set out in condition 3 of this permission.

### Condition 6

Amended as follows with additional text in bold

6. The earth bund shall be completed in accordance with the approved plans and details before the car park hereby granted is brought in to use and the planting of the bund and other parts of the site shall be carried out in accordance with the approved specifications (**Revision D – dated 26 August 2016 of the Landscape and Visual Appraisal**) in the first planting season (October to March inclusive) following completion of the works or when the car park is brought in to use, whichever occurs first.

### Condition 9

Details submitted with the planning application (Magnetometer Survey Report) are sufficient and this condition is no longer required. Condition 9 is therefore deleted

### Additional conditions

The following additional conditions 9-13 inclusive and Advice Note are added to the recommendation. These relate to ecological requirements.

9. The development shall be carried out in accordance with the mitigation and enhancement measures outlined in Sections 6.1 and 6.2 of the Bristol Airport Cogloop Car Park EIA Final Report Version 2 (Johns Associates, 2016). If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant

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works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended)], the Badger Protection Act 1992, Wild Mammals Protection Act 1996, Policy CS4 of the North Somerset's Core Strategy Policy CS4 and Policy DM8 of the Site and Policies Plan Part 1.

10. A Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. This shall include details of the method of works, including: site enabling works, vegetation clearance, siting and installation of services, drainage; measures for storage and disposal of waste; implementation of pollution prevention guidelines (PPGs); measures for the protection of ecological features and trees; and provisions to avoid harm to protected species and wild mammals/ Works shall be implemented in strict accordance with the approved methodology.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended)], the Badger Protection Act 1992, the Wild Mammals Protection Act 1996, Policy CS4 of the North Somerset's Core Strategy policy CS4 and Policy DM8 of the Site and Policies Plan.

11. The approved bird and bat boxes shown in drawing number 7669\_S1\_3\_8 shall be provided before the car park is brought into use and shall be maintained and replaced if necessary at all times thereafter

Reason: To conserve and enhance site biodiversity in accordance with the Natural Environment and Rural Communities Act 2006; and ensure that adequate habitat is provided for notable bird species in accordance with Policy CS4 of the North Somerset Core Strategy.

12. No development shall commence until a plan showing the location and design of tree/hedge protection fencing for those trees and hedges to be retained has been submitted to and agreed in writing by the Local Planning Authority and all of the agreed protection fencing has been installed. Unless otherwise specified the fencing shall be as shown in Figure 2 of Check latest ref. BS5837:2012 'Trees in Relation to Construction - Recommendations' and shall be erected to achieve root protection areas in accordance with BS5837:2005. Root protection area calculations and the location of the fencing will be informed by the recommendations of BS5837:2012. This fencing shall remain in place during site works. The Local Planning Authority is to be advised at least 7 days prior to development commencing of the fact that the tree/hedge protection measures as required are in place and available for inspection.

Reason: To ensure that trees and hedges are protected in accordance with Policy CS4 of the North Somerset Core Strategy and Site and Policies Plan Part 1, Development Management policy DM8 and DM9; and to retain and protect flight lines for bats: Conservation of Habitats and Species Regulations 2010 (as amended).

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13. The development shall be implemented in strict accordance with the mitigation and enhancement measures outlined in Table 6.1 (M1-M8) and Table 6.2 (E1) of the submitted 'Confidential Badger Annex V1.1 30/08/16'; which shall also be included in any relevant plans where indicated necessary, such as the CEMP. If amendments to the report recommendations are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Protection of Badgers Act 1992.

Advice Note: The applicant is advised that a Natural England licence will need to be obtained prior to the commencement of any works that would be likely to breach the provisions of the Protection of Badgers Act 1992.

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#### **Item 10 – 16/P/1768/F 43 Beechmount Close, Weston-super-Mare, BS24 9EX**

**Weston Town Council** – Objection – The Town Council object to the change of use to a commercial facility in a designated residential area on the grounds of

- a) loss of family residence at the time of housing shortage and
- b) acerbation of off street parking issues caused by staff, visitors and commercial vehicles in a residential cul-de-sac.

We understand that the District Ward Councillor is calling in the application to the Planning and Regulatory Committee.

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