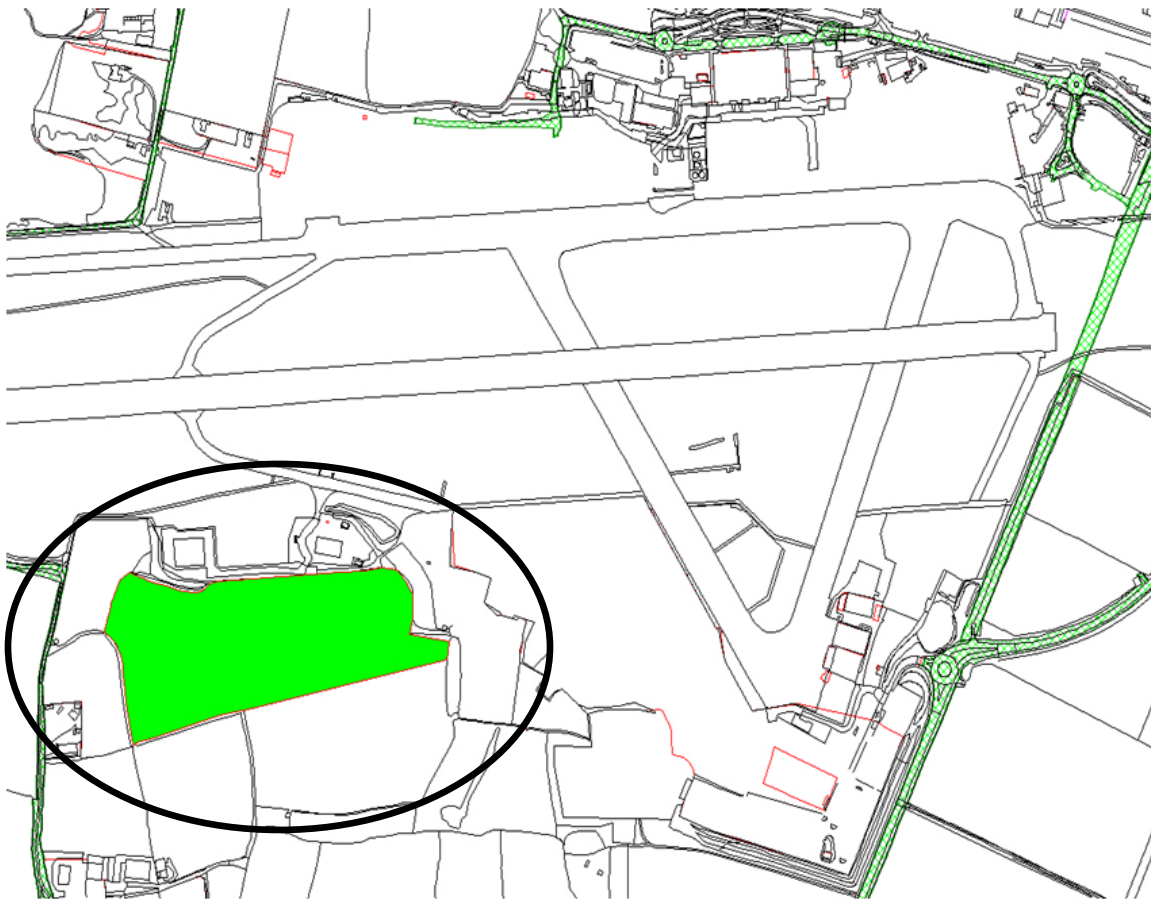


Planning and Regulatory Committee 9.11.16

SECTION 1

<b>APPLICATION NO:</b> 16/P/1486/F	<b>CASE OFFICER:</b> Neil Underhay
<b>APPLICANT:</b> Bristol Airport	<b>Extended expiry date:</b>
<b>PARISH/WARD:</b> Wrington/Wrington <b>WARD COUNCILLOR(S):</b> Cllr Mrs D J Yamanaka	<b>TARGET DATE:</b> 19 September 2016
<b>SITE ADDRESS:</b> Bristol International Airport, North Side Road, Felton, BS48 3DY	

LOCATION PLAN: The following plan shows the general location of the site only and is for illustrative purposes. The circle identifies the location of the site and is not a representation of the site boundaries. The site boundaries and other details submitted with the application can be viewed on the council's website at [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk). This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright and database rights 2016 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



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- 8. Section 1: 16/P/1486/F Development of car parking with associated temporary lighting, fencing and landscaping on agricultural land, providing approximately 3,650 long stay car parking spaces for use in peak months May-October and forming an extension to the existing Silver Zone Car Park at Bristol International Airport, North Side Road, Felton, BS48 3DY**

**Summary of recommendation**

It is recommended that the revised condition 5 and additional condition 14 be **AGREED**.

**Background**

This application was considered by the Committee at its meeting on 14 September when it was resolved that that subject to:

- a) the referral of the application to the Secretary of State;
- b) the completion of a 'Deed of Variation' to the Section 106 Legal Agreement for planning permission 09/P/1020/OT2 securing implementation of the new 'Weston Flyer' public transport services when the airport passenger number reach 8 million passengers per annum or when any part of the seasonal car park is first brought into use (whichever the earlier); and
- c) the resolution of a 'Habitat Regulations' Assessment',

the application be approved subject to conditions.

Members are referred to the report to the September Committee which summarises the proposals and the relevant planning issues, policies and consultation responses.

Since that meeting the Secretary of State has confirmed that he does wish to intervene in the application and the Habitats Regulation Assessment (HRA) has been resolved. As reported verbally to the October meeting, the HRA has resulted in minor adjustments being required to the conditions agreed by the Committee as set out below.

**Proposed conditions**

Revision is proposed to the wording of condition 5 regarding light controls and a further condition (14) is recommended to secure the submission a landscape and

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ecological management plan (LEMP) to include details of monitoring arrangements.

The original condition 5 stated that:

*“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”*

As a result of the HRA work it is proposed to substitute this for the more detailed condition in the recommendation below. The reason for this is to reduce the potential for light pollution in accordance with Policy CS12 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations.

The additional condition 14 is set out in the recommendation below.

**Natural Environment and Rural Communities (NERC) Act 2006**

The proposed development will not have a material detrimental impact upon bio-diversity subject to the amended conditions.

**The Crime and Disorder Act 1998**

The proposed development will not have a material detrimental impact upon crime and disorder.

**RECOMMENDATION:** Condition 5 be amended and an additional condition 14 be imposed as follows:

5. No external lighting shall be installed until the following details/plans have been submitted to the LPA for approval in writing, to include:
  - (i) details of the type and location of the proposed lighting;
  - (ii) existing lux levels affecting the site;
  - (iii) the proposed lux levels and lighting contour plans, with confirmation that lighting levels of less than 1 lux will be achieved on the horseshoe bat foraging habitats and commuting routes on day one of the operational phase;
  - (iv) details of lighting restrictions that will be in effect to maintain horseshoe bat commuting routes at below 1 lux during the construction phase;

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- (v) details of proposals to undertake a monitoring visit once temporary lighting is operational, that will check and ensure the stated lux levels are being achieved. The results shall be submitted to the local planning authority. If the appropriate lux levels are not being achieved, remedial works shall be undertaken to ensure implementation.

Any external lighting shall be installed and operated in accordance with the approved details.

Reason: To reduce the potential for light pollution in accordance with Policy CS12 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), Wildlife and Countryside Act 1981 (as amended).

- 14. Prior to commencement of development a landscape and ecological management plan (LEMP) for the site shall be submitted to and approved by the Local Planning Authority in writing. This shall include a table of works including monitoring. Ongoing management shall be carried out in accordance with the approved details

Reason: To ensure the provisions of the Habitats Regulation Assessment are implemented in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), Wildlife and Countryside Act 1981 (as amended).