

APPLICATION NO: 16/00383/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 8th March 2016	DATE OF EXPIRY: 7th June 2016
WARD: Charlton Park	PARISH: N/A
APPLICANT:	Lilley Brook Golf Club
AGENT:	Mr Matthew Kendrick
LOCATION:	Lilley Brook Golf Club, 313 Cirencester Road, Charlton Kings
PROPOSAL:	Engineering works to re-profile and re-contour the existing practice facility to create a mini 9-hole golf course by importing 100,000 cubic metres of inert fill material

Update to Officer Report

1. OFFICER COMMENTS

- 1.1 The following comments have been received from Charlton Kings Parish Council in response to the revised Flood Risk Assessment:

Objection: Further to our earlier comments in April 2016, we wish to make the following points regarding the latest Flood Risk Assessment. (1) Maintenance of the completed scheme will be essential and we note that in this document it is pointed out that this will be the responsibility of the owners. A detailed maintenance plan needs to be in place as part of the application. This maintenance responsibility and the associated plan needs to be made a legally binding condition of any planning consent, because of the potential for flooding problems elsewhere should the scheme not be adequately maintained. (2) In our view there is insufficient detail of the method of controlling the rate of release of water from the swale. (3) We note in Appendix 1 there is a diagram showing vehicular access via Sandy Lane; this should be via Cirencester Road. As noted earlier it needs to be stipulated that no construction traffic is allowed to use Sandy Lane.

- 1.2 Some additional representations have also been received which have been circulated to Members. One of these representations specifically relates to the bat survey and questions whether it meets requirements.
- 1.3 Following receipt of this representation, the survey method and results were informally discussed with the County Ecologist, and officers are satisfied that it does meet the general requirements. Natural England provides standing advice for local planning authorities who need to assess planning applications that may affect bats. It sets out that visual inspections can be done all year round but that bat activity surveys should be carried out in the bat active season, May to September. Where possible, endoscopes should be used to visually inspect cavities in trees.
- 1.4 The features identified as having the potential to support roosting bats, a rot hole and cleft, were first searched in January 2016 using an endoscope and no evidence of recent occupation was found. Notwithstanding this, two emergence surveys were subsequently conducted during the bat active season, one in late June and one in mid-July 2016. Further inspections using an endoscope were carried out prior to these surveys. Again, no evidence of usage was found, with cobwebs observed throughout. Additionally, no emerging bats were seen and only limited bat activity was observed nearby.

- 1.5 Officers therefore remain satisfied that the proposal to install two bat boxes on suitable trees within the locality is sufficient given the results of the survey. The provision of these bat boxes could be secured by way of a condition, should planning permission be granted.

2. RECOMMENDATION

- 2.1 The recommendation remains to refuse planning permission for the reasons set out in the main report.