

## MEMORANDUM

**To** : Internal Consultee

**From** : Mr Andrew Prior, Planning Services, Blueschool House - H31

**Tel** : 01432 261932 **My Ref** : 171245

**Date** : 13 April 2017

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**SITE:** Barns at Hainscroft, Hainscroft Track, Whitbourne, WR6 5RE  
**APPLICATION TYPE:** Planning Permission  
**DESCRIPTION:** Conversion of barn into a residential dwelling.  
**APPLICATION NO:** 171245  
**GRID REFERENCE:** OS 369816, 254150  
**APPLICANT:** Ms K Watson and Mr L Taylor  
**PARISH:** Linton (Bringsty)

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 04/05/2017. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mr Andrew Prior.

Comments: (Continue on a separate sheet if necessary)

Object ☐

Support ☐

No Objection ☒

Conditions ☒ (Please list below any conditions you wish to impose on this permission.)

Further information required ☐

Consultation response from: Ecology (J Bisset) UPDATED

Following clarification on the absence of Great Crested Newts I am satisfied that this species is unlikely to be impacted by the proposed works.

The applicant should note that to avoid committing a criminal offence under wildlife protection legislation If any work is required to the attached timber barn or tack room then a full Optimal Period Bat Survey and relevant European Protected Species Licence (Bats) will be required as it has been clearly identified as bat roost – likely for at a minimum Long-eared Bat species.

I am happy to Condition the recommended risk avoidance measures and biodiversity enhancements

**Nature Conservation – Mitigation & Enhancement**

The ecological precautionary working methods, mitigation and enhancements as identified in ecological report by Betts Ecology dated January 2017 and submitted plans shall be fully implemented as stated, unless otherwise agreed in writing by the planning authority.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework. NERC Act 2006.

DATE RETURNED: 08/05/2017