



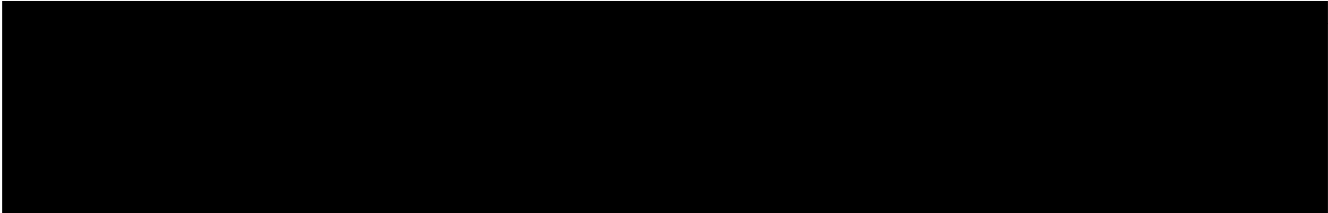
Hi there

Pls can you add the below email to the case file online and label as 'Agent agreement to Extension of Time – until 12th May 2020'

I'll update Ocella now

Many thanks

Amy



Hi Amy,

The ecologist says the report is usually issued within 10 working days of the visit so I make that 23rd April, 8 days beyond your suggested date. To allow similar timescales suggested by you, I agree and extension of time until 12th May. I hope this is acceptable?

Regards

Dawn



Hi Dawn

Thanks for these additional site photos and explaining the context.

Yes, if you can please get back to me asap re timescales for the Ecology Report and to agree the EOT so I can schedule in my work that will be good.

Kind regards,

Amy



Hi Amy,

I have some additional photos that I will try and give some context for you. I will refer to the photos in the context of site/floor plan 06.

Photo 8178 – this is looking from around the southern boundary of the site slightly north eastwards across where the house will sit (it will be in the immediately in the foreground of this photo position).

Photo 8662 – you can get the context of this photo from the corner of the existing conservatory and is looking north west toward the road. The shrub and fruit tree are those shown on/just outside the southern boundary of the application site.

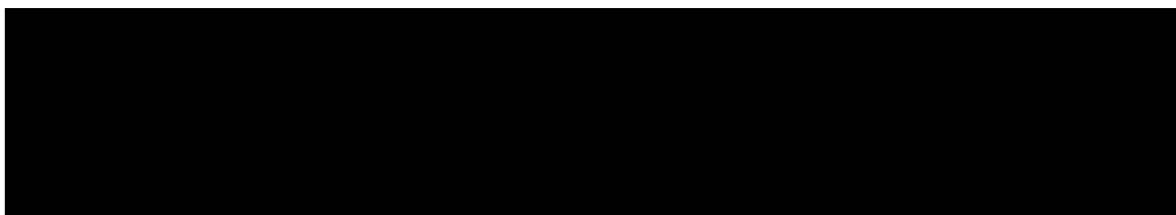
Photo 8667 – again the existing house is on the left so this is looking from the land to the east across towards the application site in a NW direction. The clump of shrubs is shown in the SE corner of the application site.

Photo 8670 – again taken from the east. The dwelling will sit behind the clump of bushes where two trees will have to be removed. The trees to the right are those shown to be retained.

I will consult with my client on an extension of time. I will try and get a timescale for the ecology report too. The current determination period doesn't expire until 23rd so plenty of time to agree an extension as necessary.

Regards

Dawn



Thanks Dawn, that will be good to have her additional site photos

Re timescales, when do you think you will have the ecology report sent to me? I imagine it would take a least 1 week from the visit today and there is the weekend bank holiday to consider. Once I have it I will then need to consult the Ecology Officer on it.

Given the need for the additional information, and requirement for re-consultation, and that the decision due date is 23rd April, I would suggest that we agree a short Extension of Time to resolve these matters as follows:

- 1) Agent to email Case Officer Ecology Report – by Weds 15th April
- 2) CO to re-consult Ecology Officer for 2 weeks
- 3) Response from Ecology Officer – by Weds 29th April
- 4) Report finalised and decision issued – by Monday 4th May

Please can you email me agreement to this timescale and EOT until 4th May

Thanks
Amy



Hi Amy,

The ecologist is undertaking a survey on Tuesday so I have asked her to take photos too.

Regards

Dawn



Thanks for these Dawn

I look forward to receiving the architects photos too as I'm sure they will be helpful too

Amy



Good morning Amy,

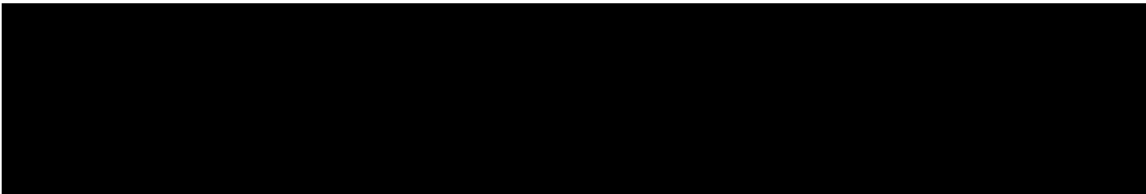
Unfortunately I don't seem to have any photos of the site itself but have asked the architect if he took any. My client does not live at the farm and because of his health issues is having to self-isolate. His mother who lives at the farm is elderly and I feel it inappropriate to ask her if she can take photographs.

I do have a few of the existing house and farm buildings which may help give some context and I attach these for your information. I will forward any the architect has in due course.

I am awaiting a fee quote from the ecologists to carry out a survey so that is in hand too.

Regards

Dawn



Dear Dawn,

Given the current circumstances with the virus, planning officers are generally not making site visits if at all possible where it can be avoided.

In view of this, could you please email me any photos you have of the site and/or ask that the property owners provide photos of the relevant area of land?

Many thanks

Amy



Thanks for your reply Amy and of course we are happy to be flexible given the current circumstances.

I thought the Ecology Officers comments were rather generic rather than looking at the particular site circumstances and requesting the survey. Nevertheless, I can see if I can arrange for one to be undertaken.

Regards

Dawn



Dear Dawn

Thanks for your email.

Whilst ecology surveys are not always a validation requirement in every case, the assessment for the requirement for one is undertaken on a site by site basis. In this case, the Ecology Officer (who has specialist knowledge) has requested one, so yes it will be required. Please forward to me in due course and I will reconsult the Ecology Officer.

Regarding the assessment, if it is outside the BUAB, and in light of the lack of 5 year HLS, we will consider the principle of development in this location with consideration to the 'presumption in favour of sustainable development', its economic/social/environmental sustainability as a site, along with any other impact/harm etc. to come to a decision. I note your point about the nearby site and will review this in due course.

I'll likely be reviewing the application next week so should be in a position to update you in the next 2 weeks on the recommendation.

However, given the need for the habitats survey and for comments back from Ecology, and that the decision is due 23rd April, we may need an extension of time to deal with this. We can sort this in the next couple of weeks if required.

Kind regards
Amy



Dear Amy,

I have been following the consultation comments on this application and in particular note the comments of the Environment Officer who is requesting a phase one habitat survey. This was not a validation requirement and wondered whether you do in fact require one?

I would be grateful for any feedback you may have when convenient. I of course appreciate that this site is outside the built up area but hope that you give detailed consideration to the sustainability of the site, particularly as the site the south was considered to be sustainable and granted permission on the basis of a lack of 5 year housing land supply.

Your comments on the habitat survey would be welcomed and your views on the application as a whole in due course.

Kind regards

Dawn

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