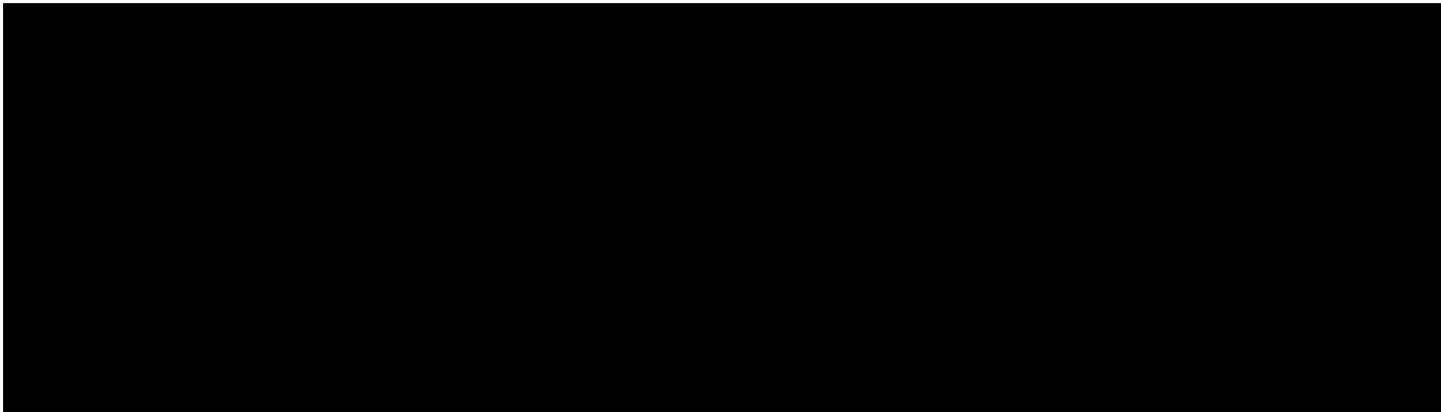




From: caroline.gould [REDACTED]
Sent: 13 April 2018 17:40
To: Simon Davis
Cc: jack.ellis
Subject: RE: P/4/18/PL - Former Kings Beach Hotel
Importance: High

Dear Simon

In relation to the above application and further to the emails below, I am writing to respond to the relevant consultation responses that have been received in relation to the proposals.

Ecology

In response to the consultation comments dated 7 March 2018, I attached an Updating Bat Assessment and Reptile Survey which I request is added to the application documentation please. I note the following:

- Bats – the buildings are considered to have negligible potential to support roosting bats and despite potential access points, the internal conditions are not considered favourable and there was a lack of evidence of bats throughout the buildings. However, one bat roosting feature is recommended in the fabric of each building and lighting is recommended to be sensor-controlled. The applicant is willing to accept an appropriately worded condition if considered necessary to secure this.
- Reptiles – no reptiles have been recorded on-site so it is considered highly unlikely that they are present and that reptiles will be negatively impacted by the proposals.
- Nesting birds – the applicant is willing to accept an appropriately worded condition if considered necessary to ensure that works to trees or vegetation clearance should be undertaken outside of bird breeding season.
- SPA – the applicant has submitted a legal agreement to secure payment of the SPA contribution.

Drainage

We have undertaken the additional testing referred to in the Council's Drainage Engineer's response dated 20 February 2018 and we are currently waiting for the results of this testing to be written into a report. We are intending to send this report to you as soon as possible but if it is not available in time for you / your colleague to consider in your assessment of the application then the applicant suggests that this information can be secured by way of an appropriately worded condition (as referred to in the Drainage Engineer's response), should not prevent planning permission being granted and also should not delay the determination of the application.

Other Matters

Otherwise in relation to the other consultation responses, I note the following:

- EHO – the applicant is willing to accept an appropriately worded condition if considered necessary which requires the proposed development to accord with the submitted Noise Report.
- Trees – the applicant is willing to accept the condition suggested by the Tree Officer.
- Highways – the applicant is willing to accept the condition suggested by the Highways Officer.
- Natural England – the applicant has submitted a legal agreement to secure payment of the SPA contribution.

The remainder of the consultation responses received state no objection to the proposal.

As set out below, we have agreed to an extension of time until 30th April and for contractual reasons it is important to the applicant that a decision is reached by this date. We would therefore appreciate your assistance in achieving this, including forward the drainage and ecology comments above and requesting a response from the relevant consultees as soon as possible.

If you have any questions or wish to discuss anything further please let me know at your earliest opportunity next week. Many thanks.

Kind regards

Caroline

Caroline Gould
Associate Director

WYG

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