

Application number: PA/2012/1451

(please quote in all correspondence)

Case officer: Graeme Moore Tel: 01724 297505

Email: planning@northlincs.gov.uk

2 January 2013

Mr David Morris
Savills
Olympic House
Doddington Road
LINCOLN
LN6 3SE

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

Proposal: Planning permission to demolish existing farm house and erect a replacement farm house, domestic garage and outbuildings

Site location: Site of Carrside Farm Access to Carrside Farm Appleby

Applicant: The Trustees Of Lord St Oswald Deceased Residuary Est. Trust

Your application was received as valid on 20/12/2012. A decision should be reached by 14/02/2013. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the council's web site www.northlincs.gov.uk.

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by officers without reference to the Planning Committee, under a clearly defined scheme of delegation. This allows you to ask for the application to be presented to the Planning Committee if you or your representative intends to put forward your case in person. If this is your intention, please write to me within 21 days of the date of this letter. If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now. You must also comply with the council's public speaking procedure by confirming with Democratic Services, no less than 48 hours before the start of the meeting, that you want to attend and address the Planning Committee. (This time limit will be strictly applied.)

If, by the 14/02/2013, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully

Phil Wallis
Head of Development Management

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

PLANNING APPLICATION NO. PA/2012/1451

The Council has received the following proposal:

Planning permission to demolish existing farm house and erect a replacement farm house, domestic garage and outbuildings

Location:

Site of Carrside Farm Access to Carrside Farm Appleby

The application and submitted plans may be seen in the Development Control office at Civic Centre, Ashby Road, Scunthorpe, between 9am and 5pm Monday to Thursday (inclusive) and 4.30pm on Friday. It can also be viewed on line at www.northlincs.gov.uk.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, DN16 1AB, quoting the application reference number stated above.

Householder Development** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the council on or before will be considered before the application is determined.

** Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

Phil Wallis
Head of Development Management

RECEIVED

By Development Control at 9:44 am, Feb 06, 2013

From: David Morris <DMorris@savills.com>
To: "'planning@northlincs.gov.uk'" <planning@northlincs.gov.uk>
Cc: "'Andrew.Taylor@northlincs.gov.uk'" <Andrew.Taylor@northlincs.gov.uk>

Date: 06 February, 2013 09:23AM
Subject: Replacement House at Carrside Farm,Appleby.- planning application PA/2012/1451

Dear Sir,

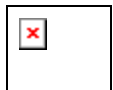
Please find attached a Protected Species Survey report upon the house and out buildings as requested by the planning officer Graeme Moore, for the above project.

Yours faithfully,

David.

David Morris MRICS
Head of Department
Building

Savills, Olympic House, Doddington Road, Lincoln, LN6 3SE



Tel :+44 (0) 1522 508 970
Mobile :+44 (0) 7870 999 126
Email :DMorris@savills.com
Website :www.savills.co.uk



Before printing, think about the environment



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Attachments:

PSS_CarrsideFarm_Jan2013_vfinal.pdf

RECEIVED

By Development Control at 9:12 am, Feb 26, 2013

From: David Morris <DMorris@savills.com>
To: "'planning@northlincs.gov.uk'" <planning@northlincs.gov.uk>
Cc: Jonathan Wood <JCWood@savills.com>

Date: 25 February, 2013 06:14PM
Subject: Planning Application Ref. PA/2012/1451 - Proposed replacement house at Carrside Farm, Appleby.

For the attention of Graeme Moore – Planning officer.

Dear Mr Moore,

Bats,

Further to our telephone conversation on Monday afternoon, we have read the Environment Team Updated comments on your planning website.

We can confirm that we would be willing to have our bat worker place an Anabat detector in the house roof voids in May when bats have emerged from hibernation and also our bat worker to carry out a bat emergence/re-entry survey.

Barn Owls,

As recommended in the protected species report, we are arranging for barn owl nesting boxes to be erected in the locality of the farmstead.

Our consultant ecologist has provided details of two trusted owl enthusiasts who are able to assist with the erection of suitable nest boxes.

We are also willing to erect suitable means of restricting barn owls from breeding in the buildings which are to be demolished.

Swallows,

We are also willing to erect some artificial swallow nests and nest ledges on suitable buildings at the farmstead, which are not being demolished (these can be placed on the retained east side stone and brick out building) and also upon the new buildings when they have been constructed, in locations where bird droppings will impact upon the occupants of the house.

Biodiversity enhancement.- The development proposed will not involve the removal of any trees from the site. The surrounding farmland, fields, hedges and woodland will remain for the support of all wildlife in this locality.

Trusting the additional information and comments presented are of assistance in confirming our clients

support of all wildlife protection to enable the planning decision to be made.

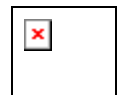
Please do not hesitate to contact me if you require any further information.

Yours sincerely,

David Morris.

David Morris MRICS
Head of Department
Building

Savills, Olympic House , Doddington Road , Lincoln, LN6 3SE



Tel :+44 (0) 1522 508 970
Mobile :+44 (0) 7870 999 126
Email :DMorris@savills.com
Website :www.savills.co.uk

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From: David Morris <DMorris@savills.com>
To: "'graeme.moore@northlincs.gov.uk'" <graeme.moore@northlincs.gov.uk>
Cc: "'planning@northlincs.gov.uk'" <planning@northlincs.gov.uk>

Date: 26 February, 2013 03:22PM
Subject: FW: Planning Application Ref. PA/2012/1451 - Proposed replacement house at Carrside Farm, Appleby.

Dear Mr Moore,

RECEIVED

By Development Control at 4:36 pm, Feb 26, 2013

With the date for reaching a decision given as 14th February 2013, I wondered if the additional information presented below is satisfactory for you.

Yours sincerely,

David Morris.

From: David Morris
Sent: 25 February 2013 18:15
To: 'planning@northlincs.gov.uk'
Cc: Jonathan Wood
Subject: Planning Application Ref. PA/2012/1451 - Proposed replacement house at Carrside Farm, Appleby.

For the attention of Graeme Moore – Planning officer.

Dear Mr Moore,

Bats,

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Trusting the additional information and comments presented are of assistance in confirming our clients support of all wildlife protection to enable the planning decision to be made.

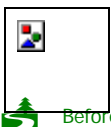
Please do not hesitate to contact me if you require any further information.

Yours sincerely,

David Morris.

David Morris MRICS
Head of Department
Building

Savills, Olympic House , Doddington Road , Lincoln, LN6 3SE



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Mobile :+44 (0) 7870 999 126
Email :DMorris@savills.com
Website :www.savills.co.uk



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From: David Morris <DMorris@savills.com>
To: "'planning@northlincs.gov.uk'" <planning@northlincs.gov.uk>

Date: 01 March, 2013 05:00PM
Subject: FW: 2012.1451 Carrside Farm Appleby

RECEIVED

By Development Control at 9:36 am, Mar 04, 2013

Dear Sir,

I am copying this planning application with drawl to you as I received an out of office reply from Graeme Moore although we did speak over the telephone this afternoon when I confirmed our withdrawl.

Yours sincerely,

David Morris.

From: David Morris
Sent: 01 March 2013 14:55
To: 'Graeme Moore'
Cc: Jonathan Wood; Johnny Dudgeon; Richard Kettleborough
Subject: FW: 2012.1451 Carrside Farm Appleby

Dear Graeme,

Following our telephone conversation this afternoon when you confirmed the further investigation into wildlife, (bats), cannot be conditioned, we would like to withdraw the planning application to avoid a refusal and to allow time for our Consultant Ecologist to undertake a bat emergence survey after March.

We will collect additional information and present to you in due course.

Yours sincerely,

David.

From: David Morris

Sent: 28 February 2013 10:21
To: 'Graeme Moore'
Cc: Andrew Taylor; Ian Goldthorpe
Subject: RE: 2012.1451 Carrside Farm Appleby- Protected species update

Dear Graeme,

Having provided the bat survey report you requested which identified at item 4.3 Bats – that the scattered bat droppings found throughout the loft void are likely to have been voided in flight and were not associated with any niche or feature. This suggests bats do not presently roost in the farmhouse roof void but they enter to feed or rest, not being a permanent roost.

We have incorporated a bat roost within the house new roof space to accommodate bats in the future and owl nesting boxes have been ordered to place around the locality of the farmstead.

Why can the further investigation of bats not be conditioned to be undertaken before any building demolition takes place?

(We have received such a condition from other councils and we attach an example condition recently received from Peterborough City Council upon a farmstead site being redeveloped at Stud Farm in Southorpe, near Stamford).

Yours sincerely,

David Morris.

From: Graeme Moore [<mailto:Graeme.Moore@northlincs.gov.uk>]
Sent: 27 February 2013 17:13
To: David Morris
Cc: Andrew Taylor; Ian Goldthorpe
Subject: Fw: 2012.1451 Carrside Farm Appleby- Protected species update
Importance: High

David,

Please find a response from my colleague Andrew Taylor. In this case he has insisted that the work be carried out before the application is determined. On that basis I believe the application should be withdrawn in its current form and re-submitted at a later date when the additional work required has been completed, this will ensure a smooth progression of the application towards determination.

Regards,

Graeme Moore BA (hons), Dip TP, MA (Urban Design)
Senior Planner / Urban Designer

North Lincolnshire Council
Development Management
Places Directorate
Civic Centre
Ashby Road
Scunthorpe
North Lincolnshire
DN16 1AV

Tel: 01724 297505 (Direct Dial)
Mobile: 07717 587505

-----Forwarded by Graeme Moore/NorthLincs on 27/02/2013 05:10PM -----

To: Graeme Moore/NorthLincs@NorthLincs
From: Andrew Taylor/PL/NorthLincs
Date: 25/02/2013 05:11PM
Cc: Bob Dawson/PL/NorthLincs@NorthLincs, Ian Goldthorpe/PL/NorthLincs@NorthLincs
Subject: Fw: 2012.1451 Carrside Farm Appleby- Protected species update
(See attached file: 2012.1451 Carrside Farm Appleby Standing Advice Flowchart.pdf)

Graeme

Further to my recent memo (attached), I can provide further clarification as suggested.

I have interpreted Natural England's Standing Advice as shown on the attached pdf flowchart. It should be noted that the Standing Advice has the same status as a bespoke Natural England consultation response. My decisions are depicted by the green highlighter arrows. At box iv), you will notice that the case can be interpreted in two ways. The surveyor feels there is no evidence of a roost, in which case, we are led to box vii). IT could equally be argued that the observed bat droppings are evidence of a feeding roost, in which case, we go to box viii). Either way, the trail ultimately leads to a requirement for further survey work (box x or box xii), as explained in my memo.

So Natural England's advice is that evening emergence/dawn re-entry surveys are required.

Circular 06/2005 (referenced in the Standing Advice) states that "It is essential that the presence or

otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.”

So we really need the survey info before a decision is made. It cannot be conditioned, except in unusual cases where a compelling reason is put forward. This case does not seem to be exceptional.

See also

<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/advice.aspx>

I hope this clarifies.

Regards

Andrew Taylor
Project Officer (Ecologist)
Environment Team
Places Directorate
01724 297000

-----Forwarded by Andrew Taylor/PL/NorthLincs on 25/02/2013 04:53PM -----

To: Graeme Moore/NorthLincs@NorthLincs, Planning/PL/NorthLincs@NorthLincs
From: Andrew Taylor/PL/NorthLincs
Date: 12/02/2013 01:18PM
Cc: Ian Goldthorpe/PL/NorthLincs@NorthLincs, Bob Dawson/PL/NorthLincs@NorthLincs, Eddie Rychlak/PL/NorthLincs@NorthLincs, Alison Williams/LE/NorthLincs@NorthLincs, andrew@forktail.co.uk
Subject: 2012.1451 Carrside Farm Appleby- Protected species update
(See attached file: 2012.1451 Demolitions Carrside Farm)
(See attached file: Appleby Update 12 Feb 2013.doc)

Graeme

Updated response attached.

Interesting case, this one

ATB

Andrew Taylor
Project Officer (Ecologist)
Environment Team
Places Directorate
01724 297000

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From: Graeme Moore/NorthLincs
To: DMorris@savills.com
Cc: Andrew Taylor/PL/NorthLincs@NorthLincs, Ian Goldthorpe/PL/NorthLincs@NorthLincs

Date: Wednesday, February 27, 2013 05:13PM
Subject: Fw: 2012.1451 Carrside Farm Appleby- Protected species update

David,

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Senior Planner / Urban Designer

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Date: 25/02/2013 05:11PM
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Subject: 2012.1451 Carrside Farm Appleby- Protected species update
(See attached file: 2012.1451 Demolitions Carrside Farm)
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Project Officer (Ecologist)
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Appleby Update 12 Feb 2013.doc

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From: David Morris <DMorris@savills.com>
To: "Graeme Moore" <Graeme.Moore@northlincs.gov.uk>
Cc: Andrew Taylor <Andrew.Taylor@northlincs.gov.uk>, Ian Goldthorpe <Ian.Goldthorpe@northlincs.gov.uk>

Date: Thursday, February 28, 2013 10:21AM
Subject: RE: 2012.1451 Carrside Farm Appleby- Protected species update

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North Lincolnshire Council
Development Management
Places Directorate
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-----Forwarded by Graeme Moore/NorthLincs on 27/02/2013 05:10PM -----

To: Graeme Moore/NorthLincs@NorthLincs
From: Andrew Taylor/PL/NorthLincs
Date: 25/02/2013 05:11PM
Cc: Bob Dawson/PL/NorthLincs@NorthLincs, Ian Goldthorpe/PL/NorthLincs@NorthLincs
Subject: Fw: 2012.1451 Carrside Farm Appleby- Protected species update
(See attached file: 2012.1451 Carrside Farm Appleby Standing Advice Flowchart.pdf)

Graeme

Further to my recent memo (attached), I can provide further clarification as suggested.

I have interpreted Natural England's Standing Advice as shown on the attached pdf flowchart. It should be noted that the Standing Advice has the same status as a bespoke Natural England consultation response. My decisions are depicted by the green highlighter arrows. At box iv), you will notice that the case can be interpreted in two ways. The surveyor feels there is no evidence of a roost, in which case, we are led to box vii). IT could equally be argued that the observed bat droppings are evidence of a feeding roost, in which case, we go to box viii). Either way, the trail ultimately leads to a requirement for further survey work (box x or box xii), as explained in my memo.

So Natural England's advice is that evening emergence/dawn re-entry surveys are required.

Circular 06/2005 (referenced in the Standing Advice) states that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."

So we really need the survey info before a decision is made. It cannot be conditioned, except in unusual cases where a compelling reason is put forward. This case does not seem to be exceptional.

See also

<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/advice.aspx>

I hope this clarifies.

Regards

Andrew Taylor
Project Officer (Ecologist)
Environment Team
Places Directorate
01724 297000

-----Forwarded by Andrew Taylor/PL/NorthLincs on 25/02/2013 04:53PM -----

To: Graeme Moore/NorthLincs@NorthLincs, Planning/PL/NorthLincs@NorthLincs
From: Andrew Taylor/PL/NorthLincs
Date: 12/02/2013 01:18PM
Cc: Ian Goldthorpe/PL/NorthLincs@NorthLincs, Bob Dawson/PL/NorthLincs@NorthLincs, Eddie Rychlak/PL/NorthLincs@NorthLincs, Alison Williams/LE/NorthLincs@NorthLincs, andrew@forktail.co.uk
Subject: 2012.1451 Carrside Farm Appleby- Protected species update
(See attached file: 2012.1451 Demolitions Carrside Farm)
(See attached file: Appleby Update 12 Feb 2013.doc)

Graeme

Updated response attached.

Interesting case, this one

ATB

Andrew Taylor
Project Officer (Ecologist)
Environment Team
Places Directorate
01724 297000

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Attachments:

[Untitled].pdf

From: David Morris <DMorris@savills.com>
To: "'Graeme Moore'" <Graeme.Moore@northlincs.gov.uk>
Cc: Jonathan Wood <JCWood@savills.com>, Johnny Dudgeon <JDudgeon@savills.com>, Richard Kettleborough <RKettleborough@savills.com>

Date: Friday, March 01, 2013 02:54PM
Subject: FW: 2012.1451 Carrside Farm Appleby

Dear Graeme,

Following our telephone conversation this afternoon when you confirmed the further investigation into wildlife, (bats), cannot be conditioned, we would like to withdraw the planning application to avoid a refusal and to allow time for our Consultant Ecologist to undertake a bat emergence survey after March.

We will collect additional information and present to you in due course.

Yours sincerely,

David.

From: David Morris
Sent: 28 February 2013 10:21
To: 'Graeme Moore'
Cc: Andrew Taylor; Ian Goldthorpe
Subject: RE: 2012.1451 Carrside Farm Appleby- Protected species update

Dear Graeme,

Having provided the bat survey report you requested which identified at item 4.3 Bats – that the scattered bat droppings found throughout the loft void are likely to have been voided in flight and were not associated with any niche or feature. This suggests bats do not presently roost in the farmhouse roof void but they enter to feed or rest, not being a permanent roost.

We have incorporated a bat roost within the house new roof space to accommodate bats in the future and owl nesting boxes have been ordered to place around the locality of the farmstead.

Why can the further investigation of bats not be conditioned to be undertaken before any building demolition takes place?

(We have received such a condition from other councils and we attach an example condition recently received from Peterborough City Council upon a farmstead site being redeveloped at Stud Farm in Southorpe, near Stamford).

Yours sincerely,

David Morris.

From: Graeme Moore [<mailto:Graeme.Moore@northlincs.gov.uk>]
Sent: 27 February 2013 17:13
To: David Morris
Cc: Andrew Taylor; Ian Goldthorpe
Subject: Fw: 2012.1451 Carrside Farm Appleby- Protected species update
Importance: High

David,

Please find a response from my colleague Andrew Taylor. In this case he has insisted that the work be carried out before the application is determined. On that basis I believe the application should be withdrawn in its current form and re-submitted at a later date when the additional work required has been completed, this will ensure a smooth progression of the application towards determination.

Regards,

Graeme Moore BA (hons), Dip TP, MA (Urban Design)
Senior Planner / Urban Designer

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