

Dear David

Thank you for sending this application through for comment.

Having reviewed the details I am placing a HOLDING OBJECTION on the application pending receipt and review of a Preliminary Roost Assessment (PRA) report completed by a suitably competent ecological consultant - [I need | CIEEM](#)

PRA

The applicant will be required to commission a Preliminary Bat Roost and Breeding Bird Assessment, which will utilise specialised inspection camera equipment for inspecting small crevices and may recommend further surveys and mitigation as required. Surveys shall be undertaken in accordance with nationally recognised guidelines (BS 42020:2013 Biodiversity - Code of practice for planning and development, and Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)), with the ecologist being a member of the Chartered Institute for Ecology and Environmental Management (CIEEM).

This action is required in line with:

- Section 99 of the Government circular 2005/06 on biodiversity and geological conservation 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.'
- The Government circular 2005/06 on biodiversity and geological conservation states that 'Use of planning conditions to secure ecological surveys after planning permission has been granted should only be applied in exceptional circumstances.'
- Natural England advice requires that all developments likely to affect European Protected Species should have surveys carried out to inform the planning decision. They cannot be conditioned. This was confirmed in case law through Woolley v Cheshire East Borough Council and Millennium Estates Limited in 2009.
- Establishing presence of/implications upon protected species/habitats in the National Planning Policy Guidance (NPPG) (<https://www.gov.uk/guidance/natural-environment#biodiversity-and-ecosystems> and Standing Advice/Gov.uk Guidance <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#when-applicants-need-a-species-survey>

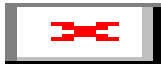
Kind regards

Dan

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As a result of Coronavirus, all Somerset County Council staff have been asked to work from home, where this is practically possible, or to support other services if their role is not critical to the Coronavirus response. This will have an impact on our ability to deliver some services, so we thank you for your patience and understanding during this difficult time

From: PlanningTechnicalAdmin <PlanningTechnicalAdmin@SouthSomerset.Gov.Uk>

Sent: 17 December 2020 18:20

To: PlanningPolicy <planningpolicy@SouthSomerset.Gov.Uk>; Jo Calvert

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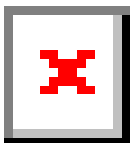
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'Julie.white8@nhs.net' <Julie.white8@nhs.net>; Consultations@naturalengland.org.uk

Subject: Planning consultation - Application No: 20/03222/FUL White Horse Hotel 4 High Street Wincanton BA9 9JP (GR:371359/128633)



South Somerset District

Development Management
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Website:

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Date: 17 December 2020

Our Ref: **20/03222/FUL/David Kenyon**

Tel No: **01935 462091**

Email: david.kenyon@southsomerset.gov.uk

PLANNING APPLICATION CONSULTATION

Application No: **20/03222/FUL**

Proposal: **Renovation and conversion of the disused former hotel into residential units and street-fronting commercial unit**

Location: **White Horse Hotel 4 High Street Wincanton BA9 9JP (GR:371359/128633)**

The above application has been received. Enquiries about the application should be made to **David Kenyon 01935 462091**. If you have any representations they should reach this office as soon as possible but no later than **7 January 2021**. If no communication is received it will be assumed you have no comments to make.

Documents relating to this application can be viewed on our website www.southsomerset.gov.uk .

Yours sincerely,

David Kenyon
Specialist, Development Management

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