

## **PLANNING COMMITTEE 11 OCTOBER 2016**

### **OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

#### **W/16/0606 – Baginton School**

Following the completion of the report on this item, a bat survey has been submitted by the applicant which WCC Ecology are satisfied does not identify any evidence of bats.

The proposed reason for refusal on this ground is therefore considered to be no longer appropriate as conditions and notes could appropriately ensure that appropriate measures are in place to safeguard any protected/notable species identified within the site.

2 Additional Public Responses have been received:

- 1 neutral response supporting the principle but raising concerns about the positioning of the dwellings which should be directly onto the highway.
- 1 letter of support referring to the condition of the building which detracts from the setting of church and the benefits from the proposals.

Further clarification from the Case Officer:

#### The Emerging Local Plan position

In the emerging Local Plan, Baginton is identified as a growth village which is also proposed to be removed from the Green Belt. As the emerging local plan is currently under examination but not adopted, this is a material factor carrying some weight in the consideration of this proposal.

However, at this stage, that weight is not considered to outweigh the harm which the proposed development would currently cause to the openness of the Green Belt.