

**PLANNING COMMITTEE**                      9.7.2009                      App. No. S/00870/08/CAC

**DISTRICT:**                      SOUTH                      Edgbaston

**LOCATION:**                      Land off Ravenhurst Road (Site C), Moor Pool, Harborne

**PROPOSAL:**                      Demolition of existing garages

**APPLICANT:**                      Grainger

**AGENT:**                      Savills (L & P) Ltd, 23 Furzton Lake, Shirwell Crescent, Milton Keynes, MK4 1GA

Recommendation:  
Approve – conditions

**BACKGROUND PAPERS:**

None.

**OBSERVATIONS:**

There do not appear to be any further objections specifically directed to this application. However, objections to other sites have requested replacement parking, and have repeated concerns at the effects of demolition upon bats, and possibly amphibians.

The development application, S/00874/08/FUL, addresses parking matters, and the Council cannot impose a condition on to a demolition consent which requires new development or land use.

A detailed bat roost survey was carried out on 18<sup>th</sup> June 2007, involving a daytime inspection to look for evidence of bat occupancy and a dusk emergence survey, in line with English Nature's Bat Mitigation Guidelines. The consultant considered none of the buildings at Sites A, C or E(i) had medium-high bat roost potential (and his detailed workings have been provided), and the Council's Planning Ecologist also concluded from her site visits that the garages across all three sites would only have limited (ie low) potential for roosting bats, because of their structural characteristics. On this basis, there is no reason to withhold permission for demolition. For amphibians, a condition attached to the site's development with three houses, S/00874/08/FUL, requires a hand-search during site clearance, and the provision of an exit-only amphibian fence during any Spring construction (or demolition in this case) period.

No further points have been raised which lead me to conclude that the original recommendation to approve the application should be altered.

**RECOMMENDATION**

That conservation area consent be granted.

## CONDITIONS

Conditions which apply to the development

1. All garage walls, doors and roofs shall be dismantled and removed from the site, and any remaining garage contents shall also be removed from the site.

REASON: In order to safeguard Conservation Area character.

2. This permission relates to the details shown on Drawing Numbers P-40 and P-02 and shall not be altered unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to define the permission.

3. The work to which this approval relates must be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990, (this section limits the duration of the planning approval).

### Reasons for Approval

Birmingham City Council grants Planning Permission subject to the condition(s) listed below. The reasons for granting permission are as stated in the considerations and conclusions of the attached report and specifically that the proposal complies with the following key areas of national and local planning policy;

Policies CC1 (ecology), PA1 (environmental and cultural assets), QE5 (historic environment) of the Regional Spatial Strategy;

PPG 9 (Biodiversity and Geological Conservation), PPG15 (Planning and the Historic Environment).

Policies 3.27 (conservation areas), 3.38-3.39 (ecology).

The demolition of the garages would not have unacceptable effects on Conservation Area character, nor upon ecology.

Account has been taken of the representations against the proposal, but these do not outweigh the aforementioned conclusions

Simon Turner  
Case Officer.