

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

CONDITION DISCHARGED

Name and Address of Applicant

Mr & Mrs M & C Taylor
Dovecott Barn
Ravenstone Farm
Main Street
Higham On The Hill
Nuneaton
Leicestershire
CV13 6AH

Name and Address of Agent

Mr Kristian Lawrence
Lawrence & Finley Architects Limited
5 Henry Dane Way
Newbold Coleorton
LE67 8PP

Part I – Particulars of Application

Planning Reference: 26/00348/DISCON
Application Site: Dovecott Barn, Ravenstone Farm, Main Street, Higham On The Hill
Proposal: Application to discharge C4 (Bat and Nesting Bird Method Statement) attached to planning permission 25/00766/HOU.

Part II – Summary of Decision

CONDITION DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following condition:

Condition 4 (Bat and Nesting Bird Method Statement)

- C4, Bat and Nesting Bird Method Statement

The details submitted are **ACCEPTABLE** and the condition is **DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition.

Date: 6th August 2026



Christopher Brown MRTPI

Part III – Particulars of Decision

Condition 4 (Bat and Nesting Bird Method Statement):

'No development shall commence until a bat and nesting bird method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement should include the responsible person overseeing sensitive works and timing of works to avoid harm to roosting bats and nesting birds.'

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overall principles of the NPPF.'

Consultee responses:

LCC Ecology – have confirmed that the condition can be discharged, subject to minor amendments being made to the Bat and Nesting Bird Method Statement.

Assessment:

County Ecology have reviewed the submitted Bat and Nesting Bird Method Statement and have confirmed that they are satisfied that the existing roost and access will be protected, subject to a toolbox talk being given to the contractors, and the method statement including that the access points to the maternity roost during the emergence surveys are untouched.

Since the above comments, the applicant submitted a revised Bat and Nesting Bird Method Statement which satisfies County Ecology's comments. The Council are therefore satisfied that protected wildlife species and their habitats that are known to exist on site will be protected in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overall principles of the NPPF.

The applicant is reminded that closing access points will require a National England bat licence.
