



## PLANNING COMMITTEE - 5TH NOVEMBER 2014

**SUBJECT: SITE VISIT - CODE NO. 14/0364/FULL - ERECT A FLIGHT CAGE FOR THE PURPOSE OF REHABILITATING BATS, 6 HEOL-Y-GARTH, RUDRY, CAERPHILLY, CF83 3DQ.**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER**

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PRESENT:

Councillor W.H. David - Vice Chair

Councillors M. Adams, H.R. Davies, Mrs C. Forehead, Miss E. Forehead, Mrs J. Gale, N. George, Mrs B. Jones and Mrs J. Summers

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth, D.G. Carter, L. Gardiner, A.G. Higgs and A. Lewis.
2. The Planning Committee deferred consideration of this application on 8th October 2014 for a site visit. Members and Officers met on site on Monday, 20th October 2014.
3. Details of the application to erect a flight cage for the purpose of rehabilitating bats, 6 Heol-y-Garth, Rudry, Caerphilly were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application site is an end-of-terrace property on the south-western side of Heol-y-Garth, Rudry. The site was at the rear of a domestic dwelling, which was overlooked by neighbouring properties. Members were advised that the proposed development of a flight cage for the purpose of rehabilitating bats, would be located 1 meter from a single-storey extension at the rear of the property, would be 3.0 meters wide, by 6.0 meters in depth and 2.5 meters high. The proposed structure would be constructed of aluminium mesh panels with one third of the cage covered in clear corrugated plastic sheeting.
6. Members sought clarification on the maximum number of bats that can be accommodated at the property at one time and raised concerns around residential parking in the area. The applicant advised, upon request, that they currently care for the injured or orphaned bats in the house and during the summer months have a capacity to accommodate between 15-20 bats. The bats are often collected by the applicant and rarely brought to the property by the general public. Officers added that there is a condition on the application to restrict visits to the property and cage use.

7. Further concerns were raised on behalf of neighbouring properties, overlooking the site and what conditions could be applied to mitigate this. The Officer highlighted that consideration could be given to constructing a screen or increasing the height of the fence surrounding the site.
8. Officers confirmed that following advertisement to 6 neighbouring properties and a site notice being posted, 3 letters of objection and a petition of 33 signatures had been received. Details of the objections are within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 8th October 2014 is attached. Members are now invited to determine the application.

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Consultees: T. Pearce                Area Senior Planning Officer  
                  T. Stephens                      Development Control Manager  
                  C. Davies                          Senior Environmental Health Officer

Appendices:  
Appendix 1    Report submitted to Planning Committee on 8th October 2014