

<b>COMMITTEE:</b>	Planning and Licensing Committee
<b>DATE:</b>	<b>4 November 2003</b>
<b>SUBJECT:</b>	<b>Measures to improve health and safety for residents by reduction of bird infestation</b>
<b>REPORT OF:</b>	<b>Head of Planning</b>
<b>Ward(s)</b>	<b>All</b>

<b>Purpose:</b>	<b>To consider ways in which the planning process can assist in reducing the problems associated with birds nesting and settling on rooftops</b>
<b>Contact:</b>	<b>Ian Hayes, Development Control Manager, telephone 01323 415215 or internally on extension 5215</b>
<b>Recommendation:</b>	<b>That further research be undertaken before any decision is taken on the possible introduction of procedures under the</b>

<b>1.0</b>	<b><u>Background</u></b>	
<b>1.1</b>	<b>This issue was raised at the last meeting of the Full Council on 17 September, when it was resolved that the matter be referred to the Planning and Licensing Committee for consideration.</b>	
<b>1.2</b>	<b>It arises from complaints received by residents in certain parts of the town who are affected by noise and general nuisance caused by seagulls nesting and settling on rooftops.</b>	
<b>2.0</b>	<b><u>Issues</u></b>	
<b>2.1</b>	<b>There are essentially two potential ways in which the planning process (ie. the determination of planning applications) could address</b>	

**2.2**

**The difficulty with the first of these options is that the prime consideration in the design of any new development is that it should harmonise with the established character and style of the surrounding area. There is therefore little scope for any radical departure from a traditional building style in most areas of the town, especially in conservation areas and areas of high townscape value. In considering proposals for new development there would, however, be the opportunity to identify potential nesting areas and in some cases it may be possible to design these out of the scheme without compromising the overall design and character of the proposal.**

**2.3**

**The second possible option, the use of a planning condition, could only be considered in relation to new development rather than the conversion or change of use of an existing building where the internal conversion would not create any greater likelihood of bird infestation on the roof. However, at this stage there is insufficient information available about the possible range of options or measures available to deter birds from nesting or settling on roofs and until further information is available it is considered that the adoption of a standard condition would be premature. Therefore it is considered that further investigation is required, which could also include consultation with other local planning authorities in seaside locations.**

<b>3.0</b>	<b><u>Financial implications</u></b>	
<b>3.1</b>	<b>None</b>	
<b>4.0</b>	<b><u>Other implications</u></b>	
<b>4.1</b>	<b>There are no youth, human rights, anti-poverty or crime and disorder implications as a result of this report, but there are some human resource implications in respect of the research required, as outlined above.</b>	
<b>5.0</b>	<b><u>Conclusion</u></b>	

<b>5.1</b>		<b>That, in considering planning applications for new development, there may be some potential for minimising the risk of bird infestation of rooftops, but further research is required before a decision can be made whether such a scheme should be introduced.</b>