

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 14 June 2017
East

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.30 pm
High Street, Epping

Members Present: P Keska (Vice-Chairman, in the Chair), N Avey, N Bedford, W Breare-Hall, A Grigg, J Philip, B Rolfe, D Stallan, B Surtees, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: S Jones, A Boyce, M McEwen and R Morgan

Officers Present: R Hellier (Aboriculturual Officer), V Messenger (Democratic Services Officer (Trainee)), R Perrin (Democratic Services Officer), J Shingler (Principal Planning Officer) and S Tautz (Democratic Services Manager)

1. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

2. APPOINTMENT OF VICE-CHAIRMAN

The Vice-Chairman, Councillor P Keska, chaired the meeting in the absence of the elected Chairman, Councillor S Jones. The Members present then agreed that Councillor A Grigg would act as Vice-Chairman for the duration of the meeting.

3. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

4. MINUTES

RESOLVED:

That the minutes of the meeting held on 10 May 2017 be taken as read and signed by the Chairman as a correct record.

5. DECLARATIONS OF INTEREST

- (1) Pursuant to the Council's Code of Member Conduct, Councillor P Keska made a declaration of interest by virtue of his position as a member of Ongar Town Council for those applications below in that area on the agenda. The Councillor had determined that he had no other or financial connection with any applicant or the sites, and would remain in the meeting and vote accordingly.
 - EPF/0072/17 – 47 High Street, Ongar CM5 9DT
 - EPF/0948/17 – 42 Castle Street, Ongar CM5 9JS
- (2) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non-pecuniary interest in the following agenda item by virtue of the objector and applicant being customers of his business. The Councillor had determined that his interest was non-pecuniary and he would remain in the meeting for the consideration of the application and voting thereon:
 - EPF/0082/17 – 5 Bluemans, North Weald Bassett CM16 6EU
- (3) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non-pecuniary interest in the following agenda item as he had 'called in' the application on behalf of the applicant, who was also one of the customers of his business. The Councillor had determined that his interest was non-pecuniary and he would remain in the meeting for the consideration of the application and voting thereon:
 - EPF/0590/17 – 182 High Road, North Weald Bassett CM16 6BZ
- (4) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following agenda item by virtue of the applicant being known to him. The Councillor had determined that his interest was non-pecuniary but he would leave the meeting for the consideration of the application and voting thereon:
 - EPF/0082/17 – 5 Bluemans, North Weald Bassett CM16 6EU
- (5) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a pecuniary interest in the following agenda items by virtue of being the landlord of the applicant. The Councillor had determined that he would leave the meeting for the consideration of the applications and voting thereon:
 - EPF/1135/17 – Poppy's Café, 309-311 High Street, Epping CM16 4DA
 - EPF/0683/17 – Poppy's Café, 309-311 High Street, Epping CM16 4DA
- (6) Pursuant to the Council's Code of Member Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following agenda item by virtue of the applicant being known to her. The Councillor had determined that her interest was non-pecuniary but she would leave the meeting for the consideration of the application and voting thereon:
 - EPF/0082/17 – 5 Bluemans, North Weald Bassett CM16 6EU

(7) Pursuant to the Council's Code of Member Conduct, Councillor H Whitbread declared a pecuniary interest in the following agenda items by virtue of her father being the landlord of the applicant. The Councillor had determined that she would leave the meeting for the consideration of the applications and voting thereon:

- EPF/1135/17 – Poppy's Café, 309-311 High Street, Epping CM16 4DA
- EPF/0683/17 – Poppy's Café, 309-311 High Street, Epping CM16 4DA

6. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

7. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 11 be determined as set out in the schedule attached to these minutes.

8. PROBITY IN PLANNING - APPEAL DECISIONS, 1 OCTOBER 2016 TO 31 MARCH 2017

The Sub-Committee received a report on "Probity in Planning, Appeal Decisions, 1 October 2016 to 31 March 2017".

The report advised the decision-making committees of the results of all successful allowed appeals, particularly those refused by committee contrary to officer recommendation. The purpose was to inform the Committee of the consequences of their decisions in this respect and, in cases where the refusal was found to be unsupported on planning grounds, an award of costs made against the Council.

Since 2011/12, there were two local Key Performance Indicators (KPIs). One measured all planning application type appeals as a result of committee reversals of officer recommendations (GOV08) and the other measured the performance of officer recommendations, which were in the main delegated decisions (GOV07).

Over the six-month period between 1 October 2016 and 31 March 2017, the Council received 54 decisions on appeals (51 of which were planning related appeals, the other 3 were enforcement related).

GOV07 and 08 measured planning application decisions taken at appeal and out of a combined total of 51, 16 were allowed (31%). Broken down further, GOV07 officer performance was 8 out of 40 allowed (20%) and GOV08 committee reversal performance was 8 out of 11 (73%) for the 6 month period. The appeal performance for GOV08, committee reversals, was noticeably outside of its KPI target of 50% target, at 73%.

On the planning appeals that arose during the 6-month period from the decisions of the Area Planning Sub-Committee East to refuse contrary to the recommendation put to them by officers, four appeals were allowed and one was dismissed.

Councillor J M Whitehouse commented on the following Appeal Decisions:

- (1) Field adjacent to Horse Shoe Farm, London Road, Harlow (Appeal Ref: APP/J1535/W/16/3158090 (EPF/2716/15)) – regarding the agricultural building issue, where the issue seemed to be whether the use was agricultural or not, and that was where the debate stopped; and
- (2) Bridge House, Roding Road, Loughton (EPF/1997/15) – regarding building in flood risk areas. This was previously a ‘show stopper’ but the outcome of the appeal seemed to suggest that this was no longer the case, if the Council could not demonstrate obvious places for development elsewhere.

The Principal Planning Officer replied on the latter that in future the Council would have to argue an appeal like this differently and show that there were other smaller sites that would support smaller sized developments elsewhere in the District.

Councillor B Surtees commented that there was always this debate about the probity of making decisions that [the Council] might not find the grounds to resist them if it went to appeal. However, the Councillor congratulated officers on managing the costs involved.

RESOLVED:

That the Probity in Planning report covering the period 1 October 2016 to 31 March 2017 be noted.

9. AREA PLANS SUB-COMMITTEES - PUBLIC SEATING ARRANGEMENTS

The Committee noted the report presented by the Democratic Services Manager on the Chamber seating arrangements for the Council’s Area Planning Sub-Committees.

Councillor Philip commented that he had attended the Joint Meeting of the Development Management Chairmen and Vice-Chairmen on 20 April 2017 and that Area Planning Sub-Committee East was in favour of all public in the Chamber.

The Democratic Services Manager reported that security arrangements would be considered by the Governance Select Committee on 4 July 2017 and the Portfolio Holder, as there was a cost implication.

Councillor P Keska remarked that a member of the public in the gallery had actually leant right over the public gallery railings to see and hear, almost to the ‘tipping’ point, so he was in favour of public in the Chamber. Councillor B Surtees commented on two previous security incidences that had actually happened outside the Civic Offices when he was leaving. He acknowledged increased security could be expensive, but the costs involved should an incident occur could be higher. Councillor J H Whitehouse thought it appropriate that the public were seated in the Chamber and had received a letter from a person who regularly spoke at the planning committees on the difficulty in hearing and seeing from the public gallery. She commented on the need to improve the sound system and the ability of the public to see the screen from the public gallery. Councillor D Stallan agreed with previous external security issues.

Councillor A Grigg remarked that if officers anticipated a ‘difficult’ meeting, then officers should be allowed to take steps to manage appropriately and alter arrangements if this was required.

The Democratic Services Manager added that if officers received specific intelligence, this would be acted upon to minimise risk to the public and members /

officers, as safety concerns were a priority, and they were quite used to implementing safety procedures if / when required.

Councillor J Philip stated that the audible and visual issues in the public gallery were a wider issue that needed to be resolved and were not just specific to this committee. Councillor B Surtees also thought the railings were quite low.

RESOLVED:

- (1) That the seating requirements be kept so the Area Planning Sub-Committee East sit as per this first meeting such that members can directly vacate the meeting through the ante-room.
- (2) That, subject to capacity constraints, all members of the public be seated in the Chamber irrespective of whether they had pre-registered to speak.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/0819/17
SITE ADDRESS:	The Chapel House Tysea Hill Stapleford Abbots ROMFORD RM4 1JU
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	T8 Oak (T7 of the TPO) Reduce crown to 4m pollard, T13 Oak (in G5 of the TPO) T14 Oak (in G5 of the TPO) - Fell and treat stumps.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592949

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 3 The crown reduction authorised by this consent shall be to a height not exceeding 4m above ground level.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998:2010 (Tree work - recommendations) (or with any replacement Standard).
- 5 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

Report Item No: 2

APPLICATION No:	EPF/0082/17
SITE ADDRESS:	5 Bluemans North Weald Bassett Epping Essex CM16 6EU
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Two storey side extension and single storey rear extension. New front porch. Demolition of existing outbuilding, and creation of new double garage. Widening of drive. Internal alterations.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590873

This application was deferred to enable further negotiation to remove the proposed boundary wall and replace with hedging.

Report Item No: 3

APPLICATION No:	EPF/2616/16
SITE ADDRESS:	Bare Leys The Street Willingale Essex CM5 0SJ
PARISH:	Willingale
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Single storey rear extension incorporating element of two storey where linked with extension over existing garage to create a roof terrace.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588216

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PR01 Rev P1, PR02 Rev P.1, PR03, SP-01, EX01, EX02 and EX03
- 3 A privacy screen of 1.7m in height above the height of the balcony area shall be erected on the boundary shared between the application site and Longacre. The privacy screen should project along the entire length of the balcony adjacent to Longacre and it, or a similar replacement shall be permanently retained in that position.
- 4 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/0590/17
SITE ADDRESS:	182 High Road North Weald Bassett Essex CM16 6BZ
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Proposed 4 bedroom house. (Revised application to EPF/2287/16)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592358

REASON FOR REFUSAL

- 1 The proposal will be facilitated by the loss of a prominent and attractive area of grass verge on Thornhill and as a result this will cause significant harm to the character and appearance of the street scene and is therefore contrary to policies CP2(iv) and DBE1 of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.
- 2 By reason of its size, scale and proximity to the shared boundary of no.180 High Road, the proposed development will have a significant overbearing impact and will also cause a substantial loss of natural light to this neighbouring property, harmful to its living conditions. The proposal is therefore contrary to policy DBE9 of the Adopted Local Plan and Alterations.
- 3 The detailed design of the new dwelling and the size of the proposed curtilage are in stark contrast to other properties in the street scene and the prevailing pattern of development in the wider context of the locality. The proposal will therefore appears incongruous and is therefore contrary to policies DBE1 and CP2(iv) of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.

Way Forward

Members discussed whether there was a way forward but concluded that as the loss of the grass verge to create access was not acceptable there was no obvious way forward

Report Item No: 5

APPLICATION No:	EPF/1135/17
SITE ADDRESS:	Poppy's Cafe 309-311 High Street Epping Essex CM16 4DA
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Replacement shop front.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593848

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The decorative panel above the shopfront door shall be retained and reinstated within the new shopfront unless otherwise agreed in writing with the LPA.
- 3 Additional horizontal and vertical section drawings of the shopfront, at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to its installation.
- 4 The colour of the shopfront shall match the existing unless otherwise agreed in writing with the LPA.
- 5 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 862/1B received 26th May 2017, 862/SF received 22nd March 2017

Report Item No: 6

APPLICATION No:	EPF/0683/17
SITE ADDRESS:	Poppy's Cafe 309-311 High Street Epping Essex CM16 4DA
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Grade II listed building application for proposed removal of ground floor internal wall sections and replacement shop front.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592582

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 The decorative panel above the shopfront door shall be retained and reinstated within the new shopfront unless otherwise agreed in writing with the LPA.
- 3 Additional horizontal and vertical section drawings of the shopfront, at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to its installation.
- 4 The colour of the shopfront shall match the existing unless otherwise agreed in writing with the LPA.

Report Item No: 7

APPLICATION No:	EPF/0406/17
SITE ADDRESS:	Delmont 88 London Road Lambourne Essex RM4 1XP
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Two storey front, side and rear extension and loft conversion with rear dormer
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591818

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/0072/17
SITE ADDRESS:	47 High Street Ongar Essex CM5 9DT
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing offices and workshops at the rear of the site and replacement with a terrace of five houses.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590833

This application was deferred in order for a site visit to take place.

Report Item No: 9

APPLICATION No:	EPF/0600/17
SITE ADDRESS:	Woodview Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Conversion of integral garage into a study room, redesign of the porch, erection of car port and store in front garden, and new timber electric gate at the front.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592368

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The facing brick and roof tile to be used on the proposed development shall match that used on the existing house on the site, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The existing hedge on the front boundary of the site shall be maintained (or replaced if it dies) on a permanent basis.

Report Item No: 10

APPLICATION No:	EPF/0561/17
SITE ADDRESS:	Envilles Farm Abdess Road Little Laver Ongar Essex CM5 0JH
PARISH:	Fyfield Moreton, Bobbingworth and the Lavers
WARD:	
DESCRIPTION OF PROPOSAL:	Demolition of the existing B8 store building and the erection of 3 no. four-bed dwellings with associated hard and soft landscaping.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592262

This application was deferred in order for a site visit to be carried out and for additional highway information.

Report Item No: 11

APPLICATION No:	EPF/0948/17
SITE ADDRESS:	42 Castle Street Ongar Essex CM5 9JS
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Demolish the existing detached dwelling and outbuildings on the site and to construct a replacement detached house with garage.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593357

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 2707/01, 03, 05 and 06 rev A
- 3 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface

waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 6 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 7 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 8 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

- 9 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 10 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 11 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 12 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 13 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural Report is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 14 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 15 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes B, C and D] of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

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