

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 21 March 2018
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.45 pm
High Street, Epping

Members Present: G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, K Chana, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, A Lion, G Mohindra, S Neville, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, D Sunger and D Wixley

Other Councillors:

Apologies: L Mead

Officers Present: S Solon (Principal Planning Officer), J Leither (Democratic Services Officer) and S Kits (Social Media and Customer Services Officer)

55. 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.

56. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 21 February 2018 be taken as read and signed by the Chairman as a correct record.

57. DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Code of Member Conduct, Councillor G Chambers declared a non-pecuniary interest in the following items of the agenda by virtue of being an acquaintance of the applicants father. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3264/17 – Grange Court, 72 High Road, Chigwell IG7 6PT
- EPF/3275/17 – Grange Court, 72 High Road, Chigwell IG7 6PT

- (b) Pursuant to the Council's Code of Member Conduct, Councillor D Sungar declared a non-pecuniary interest in the following item of the agenda. 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/3436/17 – Cornerways, Turpins Lane, Chigwell IG8 8BA
- (c) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following items of the agenda by virtue of being an acquaintance of the applicants father. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/3264/17 – Grange Court, 72 High Road, Chigwell IG7 6PT
 - EPF/3275/17 – Grange Court, 72 High Road, Chigwell IG7 6PT

58. ANY OTHER BUSINESS

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

59. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 8 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1012/17
SITE ADDRESS:	12A Alderton Close Loughton Essex IG10 3HQ
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
DESCRIPTION OF PROPOSAL:	Residential redevelopment to provide 4 x 3 bed houses.
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=593597

REASON FOR REFUSAL

- 1 By reason of the number of dwellings proposed and the constrained siting of the application site in relation to neighbouring land, the proposal would amount to an over-intensive use of the application site whose layout would appear cramped, particularly within the proposed parking area. As a consequence, the proposal would not amount to high quality design, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE6, and to Draft Local Plan (Submission Version 2017) policies DM 9A and T 1F(iv) all of which are consistent with the NPPF.

- 2 By reason of the siting of buildings and the difference in levels between the application site and neighbouring land, the proposal is likely to appear excessively overbearing when seen from neighbouring dwellings and their gardens, particularly from 12 Alderton Close. As a consequence, the proposal would cause significant harm to their outlook, to the detriment of their living conditions. Accordingly, the proposal is contrary to Local Plan and Alterations policy DBE9, and to Draft Local Plan (Submission Version 2017) policy DM 9H(iii), both of which are consistent with the NPPF.

Way forward

Members considered a reduction in the number of dwellings would be likely to address their objections.

Report Item No: 2

APPLICATION No:	EPF/2625/17
SITE ADDRESS:	40 York Hill Loughton Essex IG10 1HU
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Loft conversion with front and rear dormer windows (Revised application to EPF/1470/17)
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=600375

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 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 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: 3

APPLICATION No:	EPF/2984/17
SITE ADDRESS:	26 Murtwell Drive Chigwell Essex IG7 5ED
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Single storey rear extension in addition to scheme approved under planning permission reference EPF/2809/16.
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=601973

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.
- 3 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/2989/17
SITE ADDRESS:	35 Forest Lane Chigwell Essex IG7 5AF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Installation of railings, brick piers and gates to front and side of property.
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=601996

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 No further development shall take place, 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.
- 3 The methodology for construction adjacent to the two Oak trees shall be undertaken in accordance with Indigo Surveys letter of 21st December 2017 unless the Local Planning Authority gives its prior written approval to any alterations.

Report Item No: 5

APPLICATION No:	EPF/3058/17
SITE ADDRESS:	67 Newmans Lane Loughton Essex IG10 1TN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Two storey side extension of bedroom and ensuite to first floor and ground floor one bedroom annex for a dependant person accessed via a shared porch. Single storey rear extension and creation of porch.
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=602253

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: 1799/01, 02, 03 and 07C
- 3 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.
- 4 The ground floor accommodation within the extension hereby permitted shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 67 Newmans Lane. The front and rear gardens shall also be retained as single entities and shall not be sub-divided.
- 5 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: 6

APPLICATION No:	EPF/3264/17
SITE ADDRESS:	Grange Court 72 High Road Chigwell Essex IG7 6PT
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3).
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=602996

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: FNC - 311 rev B, 312 rev B, 313 rev A, 314 rev A, 315 rev A, 316 rev B, 321 rev A and 322 rev A
- 3 No preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority'. The said written scheme of investigation shall be fully implemented as agreed prior to the commencement of any construction works.
- 4 Prior to the commencement of the development, dusk and dawn surveys for bats should be undertaken in accordance with guidelines from Natural England. Should the surveys reveal the presence of bats, or their breeding sites or resting places then an appropriate and proportionate detailed mitigation and compensation strategy written in accordance with any guidelines available from Natural England (or other relevant body) and accompanied by any Natural England European Protected Species licence. The reports shall be submitted to and approved by the Local Planning Authority prior to any works being commenced, unless otherwise agreed by the Local Planning Authority. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.

- 5 Prior to commencement of development, details of proposed external lighting within the development site, including a bat friendly lighting plan (following the recommendations laid out in the Bat Conservation Trusts “Bats and Lighting” document.) shall be submitted to and approved by the Local Planning Authority. The works shall be fully implemented only in accordance with the agreed details.
- 6 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 and 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. Soft landscaping adjacent to the north-east site boundary with 6 Kings Mews and 5 Barton Close shall be mature trees. 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.
- 7 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.
- 8 No development shall take place until details of surface water disposal, including measures to prevent the discharge of surface water onto the public highway, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 9 Prior to the commencement of the development, details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority. The works shall be completed only in accordance with the approved details and no additional such installations shall be added without the prior consent of the Local Planning Authority.
- 10 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to

throughout the construction period. The Statement shall provide for:

1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
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- 11 Prior to the commencement of development above ground level, and Ecological Enhancement Plan incorporating a minimum of 2 bat boxes, 2 bird boxes, 1 hedgehog box and log piles shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be full implemented prior to first occupation of the dwellings.
 - 12 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
 - 13 Prior to the commencement of development, other than groundworks, details of the external design, floor and roof levels (so as to ensure the building does not project above the boundary wall), internal layout and security measures to the cycle store shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully completed prior to first occupation of the dwellings.
 - 14 Prior to the commencement of development other than ground works, details of the external appearance to walls and doors on the refuse bin enclosure shall be submitted to and approved by the Local Planning Authority. the works as agreed shall be fully implemented and the bin stores available for use on first occupation of any of the dwellings.
 - 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 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.

- 17 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports 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.
- 18 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 19 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 20 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 21 All windows in the north-east facing elevation of the extensions hereby permitted shall be finished in obscure or coated glazing. No additional windows or other openings shall be installed in this elevation of the building without prior consent from the Local Planning Authority.
- 22 All light wells or similar features shall be provided with ramps and permanently retained in that form.

Report Item No: 7

APPLICATION No:	EPF/3275/17
SITE ADDRESS:	Grange Court 72 High Road Chigwell Essex IG7 6PT
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Grade II* listed building consent for conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3).
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=603013

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: FNC-311 rev B, 312 rev B, 313 rev A, 314 rev A, 315 rev A, 316 rev B, 321 rev A and 322 rev A
- 3 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 Sample panels of brickwork, minimum size 900 x 900mm, to show the bond, mortar mix and pointing profile of the new additions to Grange Court and the rear extension, shall be built on site prior to commencement of works and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved panels.

- 5 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works, and thereafter shall be completed fully in accordance with the agreed details.
- 6 Full details of the upgrading required to meet the building regulations, including fire protection, acoustic insulation and thermal insulation, shall be agreed in writing with the Local Planning Authority prior to the commencement of any works, and thereafter shall be completed only in accordance with the agreed details..
- 7 A schedule showing the retention of doors and doorcases, fire surrounds, decorative plaster work, panelling and other similar features, shall be approved in writing by the Local Planning Authority prior to the commencement of works, and thereafter completed only in accordance with the agreed details..
- 8 The position, type and method of installation of all new and relocated services and related fixtures, including communications and information technology servicing, shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.
- 9 Prior to the commencement of the development, details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority. The works shall be completed only in accordance with the agreed details and no additional such installations shall be added without the prior consent of the Local Planning Authority.
- 10 A schedule of repairs to the existing windows and frames shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works, and thereafter shall be fully implemented in accordance with the agreed details.
- 11 All new rainwater goods shall be of black painted metal.

Report Item No: 8

APPLICATION No:	EPF/3436/17
SITE ADDRESS:	Cornerways Turpins Lane Chigwell Essex IG8 8BA
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Conversion and extension of single dwelling house into 4 flats.
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=603654

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: FUX_100, 101, 110, 200 rev A, 201 rev C, 202 rev C, 204 rev A, and 210 rev A
- 3 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 4 No development shall take place until details of surface water disposal, including measures to prevent the discharge of surface water onto the highway, 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, 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 and 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.

- 6 Prior to the commencement of the development above ground level, details of the external finishes and layout of the cycle store and the bin store shall be submitted to and approved by the Local Planning Authority. The works as agree shall be fully implemented and available for use on first occupation of any of the units hereby permitted.
- 7 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.
- 8 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.
- 9 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.
- 10 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.

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