

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Control **Date:** 2 December 2008
Committee

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.55 pm
High Street, Epping

Members Present: M Colling (Vice-Chairman, in the Chair), A Green, K Chana, R Frankel, Mrs R Gadsby, Mrs A Haigh, J Hart, J Markham, R Morgan, P Turpin, J Wyatt and Mrs L Wagland

Other Councillors: A Boyce and Mrs P Smith

Apologies: B Sandler and Mrs A Cooper

Officers Present: S Solon (Principal Planning Officer), G Courtney (Planning Officer), R Rose (Senior Lawyer) and S G Hill (Senior Democratic Services Officer)

27. 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.

28. APPOINTMENT OF VICE CHAIRMAN FOR THE MEETING

The Committee, in noting the apologies for absence of the Chairman, resolved to appoint a Vice Chairman for the duration of the meeting.

Resolved:

That Councillor A Green be appointed as Vice Chairman of the Committee for the duration of the meeting.

29. MINUTES

Resolved:

That the minutes of the Committee meeting held on 7 October 2008 be taken as read and signed by the Chairman as a correct record.

30. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

It was noted that no substitutes had been appointed for the meeting.

31. DECLARATIONS OF INTEREST

Pursuant to the Councils Code of Member Conduct, All members of the Committee declared a personal interest in agenda items 11 (92 Crooked Mile, Waltham Abbey) and 12 (162 Forest Road, Loughton) by virtue of the applicants being District Councillors. All members of the Committee stayed in the meeting and took part in the debate on those items.

Additionally, Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a pecuniary interest in item 8 (13 Windsor Wood, Waltham Abbey) by virtue of being a member of Area Subcommittee West and indicated that he proposed to leave the meeting for the duration of the that item. Councillor Wyatt also declared a personal interest in relation to items 9 (Unit 1, Highbridge Retail Park) and 10 (1 Cartersfield Road, Waltham Abbey) by virtue of being a a member of Area Subcommittee West who had referred the matter to this Committee. Councillor Wyatt indicated that he had received new reports on these sites and would therefore consider the applications based on those reports and that he therefore proposed to stay in the meeting for the duration and voting on those items.

32. ANY OTHER BUSINESS

It was noted that there was no further business to be transacted at the meeting otherwise than on the agenda.

33. PLANNING APPLICATION EPF/2358/07 – 92 CROOKED MILE, WALTHAM ABBEY - PROPOSED SECTION 106 AGREEMENT AND PARKING CONDITION

The Committee considered a further report on the proposed Section 106 agreement in respect of a extension development at 92 Crooked Mile, Waltham Abbey. The agreement sought to secure that:

- (i) the granted extension was solely used as accommodation ancillary to the existing house and not occupied or be used for any independent purpose;
- (ii) the extension was not severed from or sold leased or let separately from the existing house; and
- (iii) the connecting internal doorway between the extension and existing house was provided and retained in perpetuity.

Additionally the Committee noted that, when they had last considered this site in August 2008, they had taken account of revised plans showing how additional parking was to be provided within the application site but had not imposed these parking arrangements via condition at that time. The Committee were requested to consider whether such a further condition should be imposed.

The Committee heard from a local resident in favour of the agreement and further condition.

Resolved:

- (1) That the proposed wording of the legal agreement under section 106 of the Town and Country Planning Act 1990 which is required to be signed prior to issue of planning consent for the development at 92 Crooked Mile, Waltham Abbey, be agreed; and

(2) That Planning Permission EPF/2358/08 at 92 Crooked Mile, Waltham Abbey be subject to a further condition to be numbered (5) to ensure that parking provision is made and retained as follows:

'(5) Prior to the first occupation of the extension hereby permitted, the existing garage shall be altered and the two parking spaces and turning area shall be provided as shown on the amended plans references C.H.6D and C.H.7, and thereafter retained so as to provide off street parking to serve the development at the property. Any security door provided at the front of the drive through section of the garage shall only be in the closed position if the property is unoccupied, or during the hours of darkness.

Reason:- The property lies on a busy road linking Waltham Abbey to Harlow, and near a bend on that road; it follows that parking on Crooked Mile to the front of the property is not very practical or safe. The property also has a side/rear boundary to Hereward Close which is a cul-de-sac, which presently gives access to a double garage within the curtilage of the property, but which neither provides much on street parking for residents or visitors or for vehicles serving these properties. The proposal has responded to these circumstances by suggesting alterations to the arrangement of the garage so as to provide extra parking and turning within the site, and it is important that these are provided and retained, in the interests of road safety and to secure the amenities of neighbours, but not in such a way as to leave the property unsecured.'

34. PLANNING APPLICATION EPF/1840/08 - 13 WINDSOR WOOD, WALTHAM ABBEY - FELLING OF PRESERVED SYCAMORE PROTECTED BY TPO/EPF/10/90/G3.

The Committee were asked to give fresh consideration to an application initially considered by Area Planning Subcommittee West as the applicant did not have the opportunity to address the subcommittee.

The application sought the removal of a sycamore tree in the rear garden of 13 Windsor Wood, Waltham Abbey and its replacement with a different tree. The applicant addressed the Committee on the reasons for the request.

The committee were of the view that in this case the negative impact of the tree on the house, the type of tree and local support for the proposal, meant that the application for its removal should be supported.

Resolved:

That Planning Application EPF/1840/08 for felling of a preserved sycamore tree at 13 Windsor Wood, Waltham Abbey be granted subject to the following 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.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement.

(2) The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the Local Planning Authority is made aware in advance of the intention to carry out works in accordance with this permission.

35. PLANNING APPLICATION EPF/1771/08 - UNIT 1, HIGHBRIDGE RETAIL PARK, HIGHBRIDGE STREET, WALTHAM ABBEY, ESSEX, EN9 1BY - VARIATION OF CONDITION 5 ATTACHED TO PLANNING PERMISSION EPF/808/93

The Committee considered an application for the variation of a condition of a previous planning permission (EPF/808/93) to allow food retailing in one of the units within Highbridge Retail Park in Waltham Abbey. The Committee were asked to consider the application concurrently with another application at 1 Cartersfield Road, Waltham Abbey under Planning Application number EPF/1305/08 which related to a proposal for a further food store within Waltham Abbey.

Both applications had been referred to the Committee by Area Planning Subcommittee West who were recommending the grant of both applications.

Officers, in presenting the report, drew members attention to the retail impact assessments undertaken by both sets of applicants which suggested that one further discount store could be supported within Waltham Abbey without effecting the vitality of the existing town centre. Officers had assessed the applications and were of the view that the proposed development at Highbridge Street was more likely to lead to 'linked trips' to the main shopping area.

The proposal at 1 Cartersfield Road was more likely to lead to 'linked trips' to the Tesco store. Additionally, the Cartersfield Road was zoned for employment uses with a preference for community use if this was not possible. The Committee noted the proposed terms of a planning obligation offered by the applicants of the Cartersfield Road site.

The Committee received representation from the applicants agents from both sites.

The Committee questioned the effect on the vitality of the town centre and why the Subcommittee had felt that both applications should be granted. In response the Planning Officer indicated that the Impact Assessments had been reviewed independently, but only based upon the impact of one store. This was on the premise that there was capacity for one further store of 1600m² floor space during the period up to 2011. The Subcommittee had considered that the two proposals catered for different markets and would aid shopping within Waltham Abbey and therefore would not effect the vitality of the town.

The Committee were of the view that the two proposals would not materially effect the town centres vitality and concurred with the views of the subcommittee. The

proposals would add variety of shopping on both sides of the town. The proposals were agreed subject to minor clarification as to the approved plans and the Use Classes Act quoted for EPF/1305/08.

Resolved:

That Planning Application EPF/1771/08 at Unit 1, Highbridge Retail Park, Waltham Abbey be granted subject to the following conditions:

(1) Prior to commencement of the site for food retail use, the proposed food retail floorspace shall be identified on a plan and submitted to and agreed in writing by the Local Planning Authority, and shall remain as such.

Reason:- To ensure the area utilised meets the requirements set out in the submitted retail assessment.

(2) The food retail floorspace, as identified and agreed in writing by the Local Planning Authority, shall not sell, or advertise to sell; tobacco products, loose confectionary, newspapers, magazines, greeting cards, lottery tickets or scratch cards; and shall not contain a pharmacy, dry cleaners, post office services, cash machine, butchers, fishmongers or bakers, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- The submitted retail assessment was based on a discount supermarket that offers limited goods and services, and as such would not be detrimental to the vitality or viability of the town centre.

(3) Prior to use of the site for food retail, details of cycle storage shall be submitted and agreed in writing by the Local Planning Authority, and shall be installed and retained thereafter.

Reason:- To promote sustainable transport to the site.

36. PLANNING APPLICATION EPF/1305/08 – 1 CARTERSFIELD ROAD, WALTHAM ABBEY, ESSEX, EN9 – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW ‘LIDL’ FOODSTORE AND CONSTRUCTION OF FIVE START-UP INDUSTRIAL UNITS (REVISED APPLICATION)

The Committee chose to consider the application for the Cartersfield Road site concurrently with the Highbridge Road Retail Park site under minute 35 of these minutes. For the substantive record of the discussion please see that minute.

The proposals were agreed subject to minor clarification as to the approved plans and the Use Classes Act quoted for EPF/1305/08. The committee also noted the proposals by the developer to enter into a section 106 agreement and/or a unilateral undertaking covering contribution to public transport, road marking, employment from local area, services to be provided by the proposed store and ensuring a ‘discount’ type store.

Resolved:

That, subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and/or unilateral agreement to secure:

(a) A financial contribution of £54,000 towards public transport infrastructure in the vicinity of the site;

- (b) The provision of a financial contribution of £5,000 to fund necessary Traffic Orders/Road Markings for both sides of Cartersfield Road along the length of the development;
- (c) the developer 'using all reasonable endeavours' to recruit local staff; and
- (d) operation as a discount store with limitations on product lines, restrictions on non food retail floor area and store services;

Planning Application EPF/1305/08 be granted subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- (2) The development shall be carried out in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: - In order to ensure that the development conforms with the approved plans, and for the avoidance of doubt.

- (3) The food retail floorspace, as identified and agreed in writing by the Local Planning Authority, shall not sell, or advertise to sell; tobacco products, loose confectionary, newspapers, magazines, greeting cards, lottery tickets or scratch cards; and shall not contain a pharmacy, dry cleaners, post office services, cash machine, butchers, fishmongers or bakers, unless otherwise agreed in writing by the Local Planning Authority.

Reason: - The submitted retail assessment was based on a discount supermarket that offers limited goods and services, and as such would not be detrimental to the vitality or viability of the town centre.

- (4) The gates to the car park shown on plan ref: 2 (amended 28/10/08) shall be installed and be in full working order prior to occupation of the site. These gates shall only be left open during the hours that the store is open, and one hour before and after, and shall be closed and secured at all other times unless otherwise agreed in writing by the Local Planning Authority.

Reason: - To ensure that the car park is not used outside of the store opening times to the detriment of neighbouring residential properties and for the purposes of crime prevention.

- (5) Prior to occupation of the site, details of CCTV equipment shall be submitted and agreed in writing by the Local Planning Authority and shall be installed and retained thereafter.

Reason: - To protect against crime and anti-social behaviour.

- (6) The development hereby permitted shall not be open to customers outside the hours of 07:30 to 22:00 on Monday to Saturday, and 09:00 to 18:00 on Sundays and public holidays.

Reason: - In order to minimise disturbance to local residents.

- (7) No deliveries shall be taken at or despatched from the site outside the hours of 07:30 to 18:30 on Monday to Saturday, 08:00 to 13:00 on Saturday, and not at any time on Sundays and public holidays.

Reason: - In order to protect the amenity of the area.

- (8) No refuse collection shall be carried out from the site outside the hours of 07:30 to 18:30 on Monday to Saturday, 08:00 to 13:00 on Saturday, and not at any time on Sundays and public holidays.

Reason: - In order to protect the amenity of the area.

- (9) All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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 holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of noise sensitive properties.

- (10) Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

Reason: - Since the site has been identified as being potentially contaminated and to protect human health, the environment, surface water, groundwater and the amenity of the area.

- (11) The rating level of noise (as defined by BS4142:1997) emitted from any air conditioning, condenser units or mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.

Reason: - To protect nearby noise sensitive premises from significant loss of amenity due to noise.

- (12) No plant machinery shall be erected on the northern façade of the industrial units unless otherwise agreed in writing by the Local Planning Authority.

Reason: - To protect nearby noise sensitive premises from significant loss of amenity due to noise.

- (13) Prior to commencement of the development, details of suitable access arrangements to the site in connection with the demolition/construction operations shall be submitted and agreed in writing by the Local planning Authority. These shall include wheel washing facilities, turning and off loading facilities for delivery/construction vehicles within the limits of the site, and adequate parking area for those employed in the demolition/construction operations.

Reason: - In the interests of highway safety during the construction/demolition stages.

- (14) Prior to occupation of the site, the existing eastern access shall be permanently closed and replaced with full upstand kerbs and full depth footway construction.

Reason: - In the interests of highway safety.

- (15) The parking area shown on the approved plan, including bicycle and powered two wheeler parking, subject to the alterations required under condition 17, shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of staff, customers and visitors vehicles thereafter.

Reason: - In the interests of highway safety.

- (16) A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

Reason: - Since the site is located within a PPS25 Flood Risk Assessment Zone and is of a size where it is necessary to avoid generating any additional flood risk downstream of the storm drainage outfall.

- (17) Notwithstanding the car parking layout indicated on plan ref: 2 (amended 28/10/08), the preserved cherry trees to the east of the site and preserved willow to the southeast of the site shall be retained. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

Reason: - To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

- (18) 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) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.

Reason: - To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complimentary, and to ensure a satisfactory appearance to the development.

- (19) The industrial units hereby approved shall be completed prior to the occupation of the store.

Reason: - The provision of the industrial units was a significant factor in the reuse of the designated employment land for retail purposes.

- (20) The industrial units hereby approved shall be used solely for purposes within Use Classes B1, B2 and B8 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order and for no other purpose.

Reason: - To ensure that no alternative industrial use is made of the premises which would be likely to be a nuisance or annoyance to adjoining residents.

37. PLANNING APPLICATION EPF/1909/08 – 162 FOREST ROAD, LOUGHTON – ROOF EXTENSION AND RAISING OF FIRST FLOOR FLANK WALL

The Committee consider an application made by a Councillor for a roof extension and raising of a first floor flank wall at 162 Forest Road, Loughton. The committee considered that the extension should be granted but asked that an additional condition be placed upon the application to ensure that windows in the southern flank wall should be of obscured glazing to avoid overlooking of neighbouring properties.

Resolved:

That Planning Application EPF/1909/08 at 162 Forest Road, Loughton be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Reason: To safeguard the visual amenities of the locality.

(3) The window opening in the south east facing flank wall shall be fitted with obscured glass and that part of its frame up to 1.7m above internal floor level shall be fixed. The window and frame shall be permanently retained in that condition.

Reason:- To prevent the overlooking of neighbouring properties.

38. PLANNING APPLICATION EPF/1765/08 – OAK LODGE, WOOLMONGER'S LANE, HIGH ONGAR – SINGLE STOREY SIDE EXTENSION.

The Committee considered an application for a single storey side extension at Oak Lodge, Woolmongers Lane, High Ongar. The application was contrary to current policy as the percentage increase in floorspace was above that set by Policy GB14A. Members of Area Planning Subcommittee East had considered that the percentage increase was only just above that allowed, would not have significant impact on neighbouring properties and that permitted development rules had changed from 1 October 2008 which had relaxed restrictions on domestic extensions. The Committee considered that the views of the Area Planning Subcommittee should be supported and amounted to very special circumstances to override Green Belt Policy in this instance.

Resolved:

That Planning Application EPF/1765/08 at Oak Lodge, Woolmongers Lane, High Ongar be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Reason: To safeguard the visual amenities of the locality.

39. PLANNING APPLICATION EPF/1478/08 – THE MEADOW, PEDLARS END, MORETON – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT TWO STOREY FOUR BEDROOM DWELLING.

The Committee considered an application for a replacement dwelling at The Meadow in Pedlars End, Moreton. The application had stood referred to the Committee from Area Planning Subcommittee East with a recommendation for approval. Officer

recommendation had been to refuse permission on Green Belt and appearance grounds.

The Committee agreed with the view of the Subcommittee, in that it improved the appearance of the building and that its site, within four large dwellings had set a precedent on the type of building that would be acceptable.

The Committee agreed that the proposal would not cause overlooking and therefore agreed the removal of a condition relating to windows on the flank walls of the proposed dwelling.

Resolved:

That Planning Application EPF/1478/08 at The Meadow, Pedlars End, Moreton be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of the permission notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

(3) All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.

Reason: In the interests of the amenities of noise sensitive properties.

(4) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

Reason:- The specific circumstances of this site warrant the Local Planning Authority having control over any further development.

CHAIRMAN