

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 22 October 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.40 pm

Members Present: A Green (Chairman), G Pritchard (Vice-Chairman), A Boyce, M Colling, Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, C Whitbread and Mrs J H Whitehouse

Other Councillors: None

Apologies: D Stallan and J M Whitehouse

Officers Present: S Solon (Principal Planning Officer), G J Woodhall (Democratic Services Officer) and S Mitchell (PR Website Editor)

59. 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.

60. 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.

61. MINUTES

RESOLVED:

That the minutes of the meeting held on 1 October 2008 be taken as read and signed by the Chairman as a correct record, subject to an amendment to minute 55(b) that Councillor Mrs Hedges declared a personal interest and remained in the meeting for the consideration of the relevant applications and voting thereon.

62. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda by virtue of the applicant being known to the Councillor. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1635/08 23 Tower Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda by virtue of his business address neighbouring the application. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1735/08 59 High Street, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1635/08 23 Tower Road, Epping; and
- EPF/1735/08 59 High Street, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following item of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1608/08 Rear of 4 to 45 Acres Avenue, Ongar.

(e) Pursuant to the Council's Code of Member Conduct, Councillor J Phillip declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1437/08 Former Theydon Bois Youth Centre, Loughton Lane, Theydon Bois.

(f) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal interest in the following item of the agenda, by virtue of being a Leader of the Theydon Bois Scout Group. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1437/08 Former Theydon Bois Youth Centre, Loughton Lane, Theydon Bois.

(g) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following item of the agenda, by virtue of being a neighbour of the application site. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1251/08 Rockhills Field, Willingale Road, Willingale.

63. ANY OTHER BUSINESS

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

64. HEDGEROW REPLACEMENT NOTICE - LAND SOUTH OF 62 HOE LANE, ABRIDGE

The Principal Planning Officer presented a report regarding a possible Hedgerow Replacement Notice for the land to the south of 62 Hoe Lane in Abridge. The Committee was informed that several hedgerows had been removed without authorisation from the land and a prosecution was currently in progress against the owner. The agent for the owner had indicated a willingness to voluntarily replant the hedgerows, but this had only been partially done and had not been particularly successful. The hedgerows that had previously been present were considered to have been healthy and vigorous mixed native hedgerows that had contributed to the local character and wildlife. It was felt that replacement hedgerows would restore the visual character of the area in the medium term, and the issue of a Hedgerow Replacement Notice was the only device which would ensure this.

RESOLVED:

That, to ensure the replacement of the illegally removed hedgerows, consent be given for the issue of a Hedgerow Replacement Notice, or Notices as required, to the owner of the land to the south of 62 Hoe Lane in Abridge.

65. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 12 be determined as set out in the schedule attached to these minutes.

66. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/1695/08
SITE ADDRESS:	Greenleaves Church Lane Sheering Bishop Stortford Herts CM22 7NR
PARISH:	Sheering
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/23/84 G1 Horse Chestnut - Fell
DECISION:	Grant Permission (With Conditions)

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.

Report Item No: 2

APPLICATION No:	EPF/1635/08
SITE ADDRESS:	23 Tower Road Epping Essex CM16 5EL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Enlargement to flank dormer window that faces No. 25 Tower Road.
DECISION:	Grant Permission (With Conditions)

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. Prior to first occupation of this new house the proposed two additional window openings in the enlarged dormer hereby approved shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

Report Item No: 3

APPLICATION No:	EPF/1735/08
SITE ADDRESS:	59 High Street Epping Essex CM16 4BA
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Change of use from a residential house into a two surgery dental practice. (D1 use)
DECISION:	Grant Permission (With Conditions)

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. Any internal walls separating consultation rooms or surgeries from other rooms, and party walls with adjoining properties, shall comply with the current Approved Document E of the Building Regulations 2003 as a minimum.
3. Before commencement of the use hereby approved, a scheme providing for the adequate storage of refuse shall be approved in writing by the Local Planning Authority, and shall be carried out and retained thereafter.
4. The dental surgery hereby permitted shall not be open to patients outside the hours of 08:30 to 17:30 on Monday, Wednesday and Friday, 08:30 to 20:30 on Tuesday and Thursday, 08:30 and 13:30 on Saturday, and not at all on Sundays or Public/Bank Holidays.
5. No deliveries or collections shall be made to or from the property outside of the hours of 07:30 and 18:30 Monday to Friday, 08:00 and 14:00 Saturday, and not at all on Sundays or Public/Bank Holidays.

Report Item No: 4

APPLICATION No:	EPF/1378/08
SITE ADDRESS:	Unit 1 Paslow Common Farm Nine Ashes Road High Ongar Ongar Essex CM5 0QW
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Renewal of expired planning permission (EPF/586/00) for additional use of existing egg packing station for the storage of fresh and frozen chickens.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. The activities hereby permitted and related vehicular movements shall not take place outside the hours of 0800 to 1800 from Monday to Friday, 0900 to 1200 on Saturdays or at any time on Sundays or Public/Bank Holidays.
2. The use shall be limited to the storage, grading, packing and distribution of eggs, cheese, fresh and frozen chickens only and shall not extend to other dairy produce or foodstuffs of any kind.

Report Item No: 5

APPLICATION No:	EPF/1765/08
SITE ADDRESS:	Oak Lodge Woolmonger's Lane High Ongar Ongar Essex CM4 0JX
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Single storey side extension.
DECISION:	Deferred

Resolved to refer to District Development Control Committee with a recommendation that planning permission be granted.

Report Item No: 6

APPLICATION No:	EPF/1730/08
SITE ADDRESS:	19 New Farm Drive Lambourne Romford Essex RM4 1BS
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Demolition of existing building and erection of 4 no. 2 bed flats and 1 no. 1 bed flat including 8 no car parking spaces. (Revised application)
DECISION:	Grant Permission (With Conditions)

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 shall be carried out in accordance with the amended plans received on 22/09/200 unless otherwise agreed in writing with the Local Planning Authority.
3. 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.
4. Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
5. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
6. The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-

Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

7. 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.
8. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

9. Prior to first occupation of the building hereby approved, the proposed window openings on the south-east and south-west elevations at first floor level shall be fitted with obscured glass and have fixed frames up to a height of 1.7m as measured vertically from the finished floor level, and shall be permanently retained in that condition.
10. Prior to the commencement of the development details of the proposed surface materials for the parking spaces and forecourt shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

11. The development shall not be occupied until the car parking area indicated on the approved plans, including any parking space for the mobility impaired has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any other purpose other than the parking of vehicles that are related to the use of the development.
12. Before the commencement of development, the details of the cycle and refuse store shall be submitted and approved in writing by the Local Planning Authority. The approved facility shall be provided before first occupation and retained thereafter at all times.
13. Prior to commencement of the access, a 1.5 metre x 1.5 metre pedestrian visibility sight splay as measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Report Item No: 7

APPLICATION No:	EPF/1478/08
SITE ADDRESS:	The Meadow Pedlars End Moreton Ongar Essex CM5 0LW
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of replacement two storey four bedroom dwelling.
DECISION:	Deferred

Resolved to refer to District Development Control Committee with a recommendation that planning permission be granted subject to the following conditions:

1. 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.
2. 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 Classes A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/1608/08
SITE ADDRESS:	Rear of 4 to 45, Acres Avenue Ongar Essex
PARISH:	Ongar
WARD:	Shelley
DESCRIPTION OF PROPOSAL:	Construction of 12 no. residential units with parking. (Revised application)
DECISION:	Grant Permission (With Conditions)

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. Prior to first occupation of the building hereby approved the proposed window openings in first floor flanks shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
3. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
4. Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
5. 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.
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) have been submitted to and 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.

7. Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

8. No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or 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.

9. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
10. The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

11. The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
12. 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.

13. 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.
14. 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.

Report Item No: 9

APPLICATION No:	EPF/1665/08
SITE ADDRESS:	Summerhill Romford Road Stanford Rivers ONGAR CM5 9PG
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Rear extension and loft conversion including front and side dormers.
DECISION:	Grant Permission (With Conditions)

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 extension, shall match those of the existing building.

Report Item No: 10

APPLICATION No:	EPF/1704/08
SITE ADDRESS:	67 London Road Stanford Rivers Ongar Essex CM5 9PN
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension.
DECISION:	Grant Permission (With Conditions)

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 shall be carried out in accordance with the amended plans received on 29/09/2008 unless otherwise agreed in writing with the Local Planning Authority.
3. Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
4. Prior to first occupation of the building hereby approved the proposed window openings in the North side elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
5. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 11

APPLICATION No:	EPF/1437/08
SITE ADDRESS:	Former Theydon Bois Youth Centre Loughton Lane Theydon Bois Essex CM16 7JY
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Outline planning permission to redevelop for residential purposes as previously permitted under reference EPF/1/04.
DECISION:	Grant Permission (With Conditions)

The committee requested that any application for approval of reserved matters be referred to committee for decision.

CONDITIONS

1. Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
2. Plans and particulars of the reserved matters relating to the details of siting, design and external appearance of the buildings to be erected and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing from the local planning authority and shall be carried out as approved.
3. The development hereby permitted shall begin either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the reserved matters to be approved, whichever is later.
4. No development shall take place until there has been submitted to and approved in writing by the local authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any dwellings built pursuant to this permission are occupied or in accordance with a timetable agreed in writing with the local planning authority. The development shall be carried out in accordance with the approved details.

5. 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.

6. The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

7. Prior to commencement of development, details of screen walls, fences or such similar structures shall be agreed in writing by the local planning authority, and shall be erected and thereafter maintained in the agreed positions before the first occupation of any of the dwellings hereby approved.

8. Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.

9. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

10. No development shall take place until a scheme identifying the visibility splays either side of the centre point of the junction of the existing access road and Loughton Lane having:

a) a set back distance of 2.4 metres from the near-side edge of the adjoining carriageway and extending for a distance of 90m along the near-side edge of the adjoining carriageway to the left of the junction, and

b) a set back distance of 2.1 metres from the near-side edge of the adjoining carriageway and extending for a distance of 59m along the near-side edge of the adjoining carriageway to the right junction,

has been submitted and approved in writing by the local planning authority. The approved scheme shall identify any land within the visibility splays that does not fall within the existing limits of the highway ("the non-highway land"). The approved

visibility splays shall be provided prior to any works on the site. the non-highway land shall be kept free of any obstruction above 0.6 of a metre in height thereafter.

11. No development shall take place until a scheme for the suppression of dust arising from the demolition of the Youth Centre has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Report Item No: 12

APPLICATION No:	EPF/1251/08
SITE ADDRESS:	Rockhills Field Willingale Road Willingale Ongar Essex
PARISH:	High Ongar Willingale
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Reservoir to be used in association with wholesale nursery.
DECISION:	Grant Permission (With Conditions)

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. All material excavated from the below ground works hereby approved shall be retained on site in accordance with the approved plans or in a manner otherwise agreed in writing by the Local Planning Authority.
3. The landscaping and fencing scheme shown on plan DEC/Premier/Landscaping Rev A 22-08-08 and DAS dated 24 Jul 08 shall be implemented within 3 months of the grant of planning permission.

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