

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee East   **Date:** 3 December 2008

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.57 pm

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

**Other Councillors:** J Knapman

**Apologies:** Mrs H Harding and Mrs J H Whitehouse

**Officers Present:** S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

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### **76. WEBCASTING INTRODUCTION**

The meeting was not webcast due to technical difficulties.

### **77. 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.

### **78. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 12 November 2008 be taken as read and signed by the Chairman as a correct record.

### **79. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Ms J Hedges declared a personal interest in the following item of the agenda by virtue of the applicant being an Epping Town Councillor. The Councillor had determined that their interest was not prejudicial and indicated she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2045/08 – The Stables, Houblons Hill, Coopersale, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following items on the agenda by virtue of being a

Theydon Bois Parish Councillor. The Councillor had determined that his interests were not prejudicial and indicated he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1873/08 – The Old School House, Coppice Row, Theydon Bois, Epping.
- EPF/1970/08 – 3 The Weind, Theydon Bois, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following items of the agenda. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1859/08 – Great Stoney Arts & Education Centre, Ongar; and
- EPF/1856/08 – Great Stoney Arts & Education Centre, Ongar.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Collins declared a personal interest in the following item of the agenda. The Councillor had determined that her interest was prejudicial and that she would not remain in the meeting for the consideration of the application and voting thereon:

- EPF/1997/08 – Old Rectory Farm, Church Lane, Stapleford Abbots.

(e) Pursuant to the Council's Code of Member Conduct, Councillors D Stallan, Mrs A Grigg and C Whitbread declared a personal interests in the following items of the agenda, by virtue of the first item being a decision of the Cabinet and the second as a member of the Town Council. The Councillors had determined that their interests were not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2019/08 – Land adj. to Hanger 2, North Weald Airfield; and
- EPF/1997/08 – Old Rectory Farm, Church Lane, Stapleford Abbots.

(f) Pursuant to the Council's Code of Member Conduct, Councillor D Jacobs declared a personal interest in the following items of the agenda, by virtue of being slightly acquainted with the applicant. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1859/08 – Great Stoney Arts and Education Centre, Ongar; and
- EPF/1865/08 – Great Stoney Arts and Education Centre, Ongar.

(g) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal interest in the following items of the agenda, by virtue of being slightly acquainted with the applicant. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1873/08 – The Old School House, Coppice Row, Theydon Bois.

(h) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items of the agenda. The Councillor had determined that his interest was prejudicial and that he would not remain in the meeting for the consideration of the application and voting thereon:

- EPF/1859/08 – Great Stoney Arts and Education Centre, Ongar; and
- EPF/1865/08 – Great Stoney Arts and Education Centre, Ongar.

**80. ANY OTHER BUSINESS**

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

**81. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

**82. 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**

<b>APPLICATION No:</b>	EPF/2045/08
<b>SITE ADDRESS:</b>	The Stables Houblons Hill Coopersale Epping Essex CM16 7QL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to EPF/2504/07 to include single storey side extension, relocation of garage and exclude 3.5m high activity wall.
<b>DECISION:</b>	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, 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.

- 3 Materials to be used for the external finishes of the proposed extensions, shall match those of the existing building.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1951/08
<b>SITE ADDRESS:</b>	5 Knights Walk Abridge Romford Essex RM4 1DR
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side and rear extension and loft conversion involving the construction of two front and one rear dormer window. (Revised application)
<b>DECISION:</b>	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: 3**

<b>APPLICATION No:</b>	EPF/2019/08
<b>SITE ADDRESS:</b>	Land adjacent to Hangar 2 North Weald Airfield Merlin Way North Weald Essex
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	EFDC - Environment and Street Scene (Waste Division)
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 1 on EPF/2056/07 to allow bins to be stored in situ until 31st December 2010.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 This permission shall inure until 31 December 2010, following which date all wheelie bins together with the enclosure shall be removed from the site.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1859/08
<b>SITE ADDRESS:</b>	Great Stony Arts and Education Centre High Street Ongar Essex CM5 0AD
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	The demolition of existing outbuildings and small area of single storey rear addition to main arts centre building and new extensions to provide fully wheelchair accessible additional teaching rooms, multi purpose studio, overnight stay accommodation, dining facilities, supported housing (9 flats), cycle and car parking spaces, gardens and new vehicular access from the High Street.
<b>DECISION:</b>	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 hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, prior to commencement of the works hereby approved, showing the details of the proposed new doors, windows, eaves, verges, cills, lintels and porches to be used by section and elevation at scales between 1:20 and 1:1 as appropriate. A revised roof plan (currently shown as MHN/14F) is also required prior to commencement of work.
- 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 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.

- 7 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.

- 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 the commencement of the development details of the proposed surface materials for the access road and parking areas 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.
- 10 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing 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.
- 11 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.
- 12 The Window frames shall be set back into the brickwork by at least 70mm behind the face of the bricks.
- 13 Sample panels of brickwork to show the brickbond, mortar mix, colour and pointing profile shall be erected on site and approved by the LPA in writing prior to the commencement of any works.
- 14 The 'Girls' sign on the southern elevation is to be retained in situ.
- 15 The 9 supported housing units fronting Ongar High Street to the south of the school building and the two storey overnight stay accommodation unit adjacent to Great Stony Park shall only be used for the accommodation of persons who are on courses at the development for the duration of the course they are attending and shall not be used for any other purpose.
- 16 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smells to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

Applicants are strongly advised to consult with guidance produced by Department for Environment, Food and Rural Affairs "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems", published January 2005 for guidance on minimum requirements for odour control. Annex B of the guidance provides advice on the information required to enable the Local Planning Authority to assess the suitability of a ventilation scheme.

The guidance is available at:

[www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf](http://www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf)

- 17 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out prior to the first use of the premises and thereafter retained at all times.
- 17 The new access along High Street is to be in accordance, in principle, with the drawing numbered MHN/10 Revision E. This is to include a new bellmouth access with 7.5 metre radius kerbs, the extension of the southern footway around the radius and into the site, at least as far as the northern footway is shown, with a dropped kerb crossing and appropriate tactile paving provided to allow pedestrians access into the site and to cross the new access safely.
- 19 Immediately the new access is used the existing access shall be permanently removed and the footpath reinstated, resurfaced and kerbs reinstated for use in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 20 Prior to commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.
- 21 No development hereby approved shall take place until measures to enable the provision of highway improvements to the local area, necessitated by this development, are secured.
- 22 Prior to the first occupation of the overnight accommodation unit adjacent to Great Stony Park hereby approved the proposed window openings in the south facing elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1865/08
<b>SITE ADDRESS:</b>	Great Stony Arts and Education Centre High Street Ongar Essex CM5 0AD
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for the demolition of existing outbuildings and small area of single storey rear addition to main arts centre building.
<b>DECISION:</b>	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.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1959/08
<b>SITE ADDRESS:</b>	Millrite Engineering 151 - 153 London Road Stanford Rivers Ongar Essex CM5
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing five bedroom house and rebuilding in different location, retaining store/forge to front and converting to two bedroom flat, retaining spray and bedding building and conversion to a three bedroom bungalow, retaining two, two storey workshops and office building and converting to four, 2 bedroom flats.
<b>DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The site is within the Metropolitan Green Belt. The proposed replacement dwelling represents inappropriate development and is therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and Alterations and the East of England Plan. The latter state that within the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries, or similar uses which are open in character.

In the view of the Local Planning Authority the application does not comply with these policies as the proposed replacement dwelling is poorly sited, and is materially much greater in volume and will have a far greater impact in height and bulk on the Green Belt than the dwelling it would replace contrary to policy GB15A of the adopted Local Plan and Alterations.

- 2 The site is within the Metropolitan Green Belt. The proposed conversion of Building No 3 (The spray shop) and Building No 4 (the main workshops) do not meet the criteria laid down in policy GB8A of the adopted Local Plan and Alterations, in that they (i) are not capable of conversion without major or complete rebuilding, and (ii) would have a greater impact on the character and appearance of the Green Belt than the existing buildings due to their height, bulk and design. Therefore the scheme is contrary to this policy.

- 3 The site is within the Metropolitan Green Belt. The proposed conversion of Building No 3 (The spray shop) and Building No 4 (the main workshops) do not meet the criteria laid down in policy GB9A of the adopted Local Plan and Alterations in that they are modern industrial buildings which are not worthy of retention or suitable for conversion, and if such a conversion was allowed would result in an adverse impact on the surrounding area. Therefore the scheme is contrary to this policy.
- 4 The proposed replacement dwelling and conversion of Building No 4 (the main workshops) are inappropriate within this Green Belt area by reason of their design, in that they are excessive in height and width, and are bulky and incongruous in this rural area, and the details of the fenestration and brick walls are urban and intrusive, contrary to policies DBE1, 2, and 4 of the adopted Local Plan and Alterations.
- 5 The proposed apartment building (Building No 4 - the main workshops) would have an adverse impact on the amenities of the occupants of White Bear Cottage to the immediate east, by reason of a loss of sunlight in the afternoon and evening and an overbearing visual impact, contrary to policy DBE 9 of the adopted Local Plan and Alterations.
- 6 The scheme makes no provision for any affordable housing provision, contrary to policies H6A and H7A of the adopted Local Plan and Alterations.
- 7 The scheme will have an adverse impact on the adjacent grade II listed buildings at White Bear Cottage and The Woodman Public House by reason of its design and siting, due to some of the new buildings' height, proximity and over-dominant non-traditional proportions, their poor detailing, and the erosion of green space contrary to policy HC12 of the adopted Local Plan and Alterations.
- 8 The site is an isolated site in a rural area. The scheme will promote commuting, as it is poorly served by public transport and most access will be by private motor vehicle, it will therefore fail to enhance the rural environment. Therefore the proposal does not constitute a sustainable development in this rural location, contrary to policies CP1, 2, 3, & 9 and ST 4 and 6 of the Adopted Local Plan and Alterations.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1997/08
<b>SITE ADDRESS:</b>	Old Rectory Farm Church Lane Stapleford Abbots Romford Essex RM4 1ES
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of redundant agricultural buildings into 2 residential units. (Revised application)
<b>DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and Alterations. The latter state that within the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries, or similar uses which are open in character.

In the view of the Local Planning Authority the proposed residential use will result in an adverse impact on the openness, character and appearance of the Green Belt, and will increase traffic generation. Furthermore, the applicant has not demonstrated why other alternative preferred re-uses are not suitable. The proposal is therefore contrary to Policy GB8A and GB9A of the adopted Local Plan and Alterations.

It has also not been proved to the Council's satisfaction that the building is worthy of retention and that the site is unsuitable for a business use, contrary to Policy GB9A of the adopted Local Plan and Alterations.

- 2 The proposed scheme would intensify the use of an access onto a classified road where driver to driver sightlines are substandard. This intensification would be detrimental to road safety contrary to policy ST4 of the adopted Local Plan and Alterations.

- 3 The increase in vehicular movement will lead to conflict between walkers and users of Public Footpath No 4, and will result in a deterioration of the footpath, causing a highway hazard contrary to policy ST4 of the adopted Local Plan and Alterations.
- 4 The site is an isolated site in a rural area. The scheme will promote commuting, as it is poorly served by public transport and most access will be by private motor vehicle, it will therefore fail to enhance the rural environment. Therefore the proposal does not constitute a sustainable development in this rural location, contrary to policies CP1, 2, 3, & 9 of the Adopted Local Plan and Alterations.



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1873/08
<b>SITE ADDRESS:</b>	The Old School House Coppice Row Theydon Bois Epping Essex CM16 7DL
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension.
<b>DECISION:</b>	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 Details of the types and colours of the external finishes, window details, and colours and details of the proposed ramp and railings 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.
- 3 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 (staff) and visitors vehicles.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1970/08
<b>SITE ADDRESS:</b>	3 The Weind Theydon Bois Epping Essex CM16 7HP
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and erection of replacement two storey detached family house. (Revised application)
<b>DECISION:</b>	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 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.
- 3 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.

- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B & C shall be undertaken without the prior written permission of the Local Planning Authority.

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