

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

**Committee:** Area Planning Subcommittee   **Date:** 13 March 2013  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA   **Time:** 7.30 - 9.00 pm

**Members Present:** Ms S Watson (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, Mrs T Cochrane, R Cohen, C Finn, Ms J Hart, J Knapman, L Leonard, A Lion, H Mann, J Markham, G Mohindra, Mrs C Pond, B Sandler, Mrs T Thomas, H Ulkun, Mrs L Wagland, D Wixley and N Wright

**Other Councillors:**

**Apologies:** J Hart and L Girling

**Officers Present:** K Smith (Senior Planning Officer), C Neilan (Landscape Officer & Arboriculturist), M Jenkins (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

### **70. 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.

### **71. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 13 February 2013 be agreed.

### **72. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Watson declared a non pecuniary interest in the following item of the agenda. The Councillor indicated that she would remain in the meeting for the consideration of the application, she advised that she would not participate in the vote taken:

- EPF/2281/12 18 Albion Park, Loughton IG10 4RB

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non pecuniary interest in the following item of the agenda by virtue of having played for the Football Club in his youth. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1984/12 Buckhurst Hill Football Club, Roding Lane, Buckhurst Hill IG9 6BJ

**73. ANY OTHER BUSINESS**

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

**74. DEVELOPMENT CONTROL**

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

**RESOLVED:**

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

**75. DELEGATED DECISIONS**

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

**CHAIRMAN**

## Report Item No: 1

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2281/12   |
| <b>SITE ADDRESS:</b>            | 18 Albion Park<br>Loughton<br>Essex<br>IG10 4RB           |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton Forest   |
| <b>DESCRIPTION OF PROPOSAL:</b> | TPO/EPF/02/89<br>T2 - Pine - Fell<br>T3 - Sycamore - Fell |
| <b>DECISION:</b>                | Granted Permission (With Conditions)                      |

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=543700](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543700)

## CONDITIONS

- 1 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 2 2 replacement trees, of a species, size and in a position as shall have been agreed in writing by the Local Planning Authority, shall be planted and agreed by the Local Planning Authority (LPA) to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the LPA. 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 and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 3 The felling authorised by this consent shall be only be implemented once the Local Planning Authority has received in writing 5 working days notice of such works.

**Report Item No: 2**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0059/13   |
| <b>SITE ADDRESS:</b>            | 63 Manor Road<br>Chigwell<br>Essex<br>IG7 5PH             |
| <b>PARISH:</b>                  | Chigwell  |
| <b>WARD:</b>                    | Grange Hill   |
| <b>DESCRIPTION OF PROPOSAL:</b> | TPO/EPF/10/74<br>T7 - Cypress - Fell<br>T28 - Plum - Fell |
| <b>DECISION:</b>                | Deferred  |

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

[http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=544794](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544794)

Members of this committee resolved to defer this item for further consideration regarding the ongoing safety of the Cypress tree.

**Report Item No: 3**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0095/13   |
| <b>SITE ADDRESS:</b>            | 7 Albion Hill<br>Loughton<br>Essex<br>IG10 4RA  |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton Forest   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Change of use of an existing care home (consisting of 22 rooms) to 7 private residential flats, consisting of 2 x 1-Bed, 4 x 2-Bed and 1 x 3-Bed flats with associated amenity space, on-site car parking, cycle and refuse store. The proposal includes the demolition of the original house dating back to the 1870's and its re-construction, 'like-for-like'. |
| <b>RECOMMENDED DECISION:</b>    | Granted Permission (With Conditions)  |

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=544931](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544931)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 4832 IN 02, 4832 IN 03, 4832 IN 04, 4832 IN 05, 4832 IN 06, 4832 IN 07, 4832 IN 08, 4832 IN 09, 4832 IN 10, 4832 IN 11 and 4832 IN 11 (all dated July 2012) together with approved drawing nos: 4832 DE 101, 4832 DE 102, 4832 DE 103, 4832 DE 104, 4832 DE 105, 4832 DE 106, 4832 DE 107, 4832 DE 108, 4832 DE 109, 4832 DE 110, 4832 DE 111, 4832 DE 112 and 21212(11) (all dated January 2013).
- 3 Within one month of the commencement of the development hereby approved, details of the proposed refuse store shall be submitted to the Local Planning Authority for approval in writing. The refuse store shall be installed in accordance with the agreed details prior to the first occupation of a dwelling hereby approved.
- 4 Development, including works of demolition or site clearance, shall be undertaken in accordance with Andrew Day Arboricultural Consultancy, Arboricultural Method Statement for Piling and Ground Beam within Root Protection Area dated March 2013. The development shall be carried out only in accordance with these approved documents unless the Local Planning Authority gives its written consent to any variation.
- 5 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

- 6 The parking areas shown on approved drawing number 4832 DE 101 dated January 2013 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.
- 7 Prior to the first occupation of the dwellings hereby approved, privacy screens of 1.7m in height shall be erected along the western side of the balcony serving flat no. 6 (the side facing 9 Albion Hill) and also along the northern side of the balcony serving flat no 7 (the side facing 5 Albion Hill).
- 8 No demolition or construction works shall take place until further details of the means to control dust arising from such activity have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented for the duration of demolition and construction activity on the site.
- 9 The development hereby approved shall be carried out in strict accordance with the approved Construction Method Statement dated January 2013.
- 10 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 11 There shall be no bonfires on the site throughout the demolition and construction phase of the development;
- 12 Within 3 months from the date of this consent, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/ densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 4**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0444/12   |
| <b>SITE ADDRESS:</b>            | 84 & 86 England's Lane<br>Loughton<br>Essex<br>IG10 2QQ |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton St Johns                                       |
| <b>DESCRIPTION OF PROPOSAL:</b> | Loft extension to adjoining properties.                 |
| <b>DECISION:</b>                | Granted Permission (Subject to Legal Agreement)         |

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=535655](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535655)

**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 works hereby approved to 84 and 86 Englands Lane shall be carried simultaneously. Should works to one house be commenced more than 14 days prior to works starting at the neighbouring attached house, those works shall cease and not recommence until works to the attached house have also been commenced. No work to form the dormer windows hereby approved shall be commenced until the ridge of both houses has been raised and roof slopes formed to the height and pitch shown on the approved plans.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawing numbers 1 -7 as numbered by the Local Planning Authority.
- 4 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

**Subject to the completion, within 3 months of a resolution to grant planning permission, an agreement under section 106 of the Town and Country Planning Act 1990 requiring the owners of 84 and 86 Englands Lane to carry out the approved works to both houses simultaneously.**

**Report Item No: 5**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/1984/12   |
| <b>SITE ADDRESS:</b>            | Buckhurst Hill Football Club<br>Roding Lane<br>Buckhurst Hill<br>Essex<br>IG9 6BJ                               |
| <b>PARISH:</b>                  | Buckhurst Hill  |
| <b>WARD:</b>                    | Buckhurst Hill East   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Replacement of the existing palisade fencing and gates with 'Metal framed infill panels'. (Revised application) |
| <b>DECISION:</b>                | Refused Permission  |

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=542458](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542458)

**REASONS**

- 1 Notwithstanding the alterations proposed to the structure, it would remain of utilitarian design, better suited to an industrial setting rather than the semi-rural character of the application site, contrary to policies CP2, GB2A and GB7A of the Adopted Local Plan and Alterations which are consistent with the policies contained in the National Planning Policy Framework,
- 2 The proposed alterations to the gate would be unlikely to resemble the finish of the purpose built gate pictured within the application submission, by reason of the existing structure being altered rather than replaced. As a consequence the altered structure may have an unattractive appearance, harmful to the visual amenities of the locality, contrary to policy DBE1 of the Adopted Local Plan and Alterations which is consistent with policies contained within the National Planning Policy Framework.

Members of the committee considered that a replacement gate of reduced height and a design more in keeping with the semi-rural character of the site may address the concerns raised in respect of the current proposal. The applicant is further advised to consider the use of alternate materials (including) wood and to undertake consultation with interested parties.



**Report Item No: 6**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2214/12   |
| <b>SITE ADDRESS:</b>            | 5 Roding View<br>Buckhurst Hill<br>Essex<br>IG9 6AF |
| <b>PARISH:</b>                  | Buckhurst Hill                                      |
| <b>WARD:</b>                    | Buckhurst Hill East                                 |
| <b>DESCRIPTION OF PROPOSAL:</b> | Two storey and single storey side extension.        |
| <b>DECISION:</b>                | Referred to District Development Control Committee  |

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=543381](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543381)

Members of the committee resolved to refuse planning permission due to harm to amenity within the master bedroom of neighbouring 3 Roding View caused by the first floor element of the proposed extension. The application was referred to District Development Control Committee for a final decision.

**Report Item No: 7**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2462/12   |
| <b>SITE ADDRESS:</b>            | 153A Princes Road<br>Buckhurst Hill<br>Essex<br>IG9 5DS   |
| <b>PARISH:</b>                  | Buckhurst Hill  |
| <b>WARD:</b>                    | Buckhurst Hill West   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Change of use of vacant commercial building from B1/B8 (Business/Storage) use to use as a dwelling, including provision of a north facing dormer window at first floor level and provision of courtyard garden and parking space. |
| <b>DECISION:</b>                | Granted Permission (With Conditions)  |

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=544441](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544441)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development hereby permitted will be completed strictly in accordance with the approved four drawings numbered PAS/GLA/01 to PAS/GLA/04.
- 4 Other than the openings shown on the plans hereby approved no more window or door openings shall be formed without the prior approval of the local planning authority.
- 5 Prior to occupation of the proposed development the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport approved by Essex County Council.
- 6 The existing gates across the access road to the site shall be retained, or replacement gates provided in accordance with details to be approved by the local planning authority before any work commences on site. These gates shall thereafter be retained on a permanent basis.
- 7 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 Schedule 2, Part 1, Classes A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

- 8 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 9 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 10 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 11 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval in writing. The approved monitoring and maintenance programme shall be implemented.
  
- 12 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

**Report Item No: 8**

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| <b>APPLICATION No:</b>          | EPF/0136/13  |
| <b>SITE ADDRESS:</b>            | 212 Manor Road<br>Chigwell<br>Essex<br>IG7 4JX   |
| <b>PARISH:</b>                  | Chigwell   |
| <b>WARD:</b>                    | Grange Hill  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Reserved matters for 68 residential units (52 affordable) including public open space pursuant to outline planning permission granted under application EPF/1399/09. (Revised application) |
| <b>DECISION:</b>                | Granted Permission (With Conditions)   |

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=545156](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545156)

**CONDITIONS**

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Dwg No: 12-2155: 001; 002 Rev.P; 003 Rev. E; 004 Rev. G; 005 Rev. E; 006 Rev. E; 007 Rev. E; 008 Rev.E; 009 Rev. B; 010 Rev. B; 010.1; 011 Rev. B; 012 Rev. B; 012.1; 013 Rev. A; 013.1; 014 Rev. A; 015 Rev. B; 015.1 Rev. A; 016; 017 Rev.B; 017 Rev. B; 018 Rev. A; 019 Rev.A; 020 Rev. A; 021; 022 Rev. B; 023 Rev. A; 023.1 Rev. B; 024 Rev. B; 025 Rev. B; 026 Rev. B; 027 Rev. A; 028 Rev. A; 30 Rev. A; 031 Rev. A; 032 Rev. B; 033 Rev. B; 034 Rev.B; 035 Rev. C; 036 Rev. C; 037 Rev.E; 038 Rev. E; 039 Rev. E; 040 Rev. E; 041 Rev. F; 050 Rev.D; 051 Rev. D; 052 Rev. D; 053 Rev. D; 054 Rev. C; 055 Rev. C; 060 Rev. A; 061 Rev. A; 062 Rev. A; 063
- 2 The construction of the development hereby approved shall proceed in accordance with the details contained in the 'outline method statement' approved under application reference EPF/2310/12, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to the first occupation of any dwelling hereby permitted, details of boundary screen walls and fences shall be submitted to the Local Planning Authority for approval in writing.
- 4 No external lighting shall be erected within the site without the prior written approval of the Local Planning Authority.
- 5 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 extensions or outbuildings generally permitted by virtue of Schedule 2, Part 1, Classes A and E shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road(s). The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.
7. A 500mm wide overhang strip shall be provided adjacent to the carriageway as shown on the site layout plan.