

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 29 January 2014

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.35 pm

Members Present: Ms Y Knight (Chairman), A Mitchell MBE (Vice-Chairman), R Bassett, Mrs J Lea, Mrs M Sartin, Ms G Shiell, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

Other Councillors:

Apologies: R Butler, Mrs R Gadsby, Ms H Kane and J Wyatt

Officers Present: J Godden (Planning Officer), A Hendry (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

61. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

62. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

63. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 18 December 2013 be taken as read and signed by the Chairman as a correct record.

64. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a interest in agenda items 8 (1) (EPF/2116/13 Coronation Nursery Ltd, Hoe Lane, Nazeing) by virtue of being the Chairman of the Food Task Force. The Councillor declared that his interests was prejudicial and indicated that he would leave the meeting during the consideration and voting on this item.

(b) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S Stavrou declared a non pecuniary interest in agenda items 8 (5) (EPF/2665/13

Abbey Mills, Highbridge Street, Waltham Abbey) by virtue of representing the Council on the Lea Valley Regional Park Authority. The Councillor declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

65. ANY OTHER BUSINESS

The Planning Officer Mr Godden informed the Sub-Committee that planning pre-applications enquires are now published weekly in the Council Bulletin. This would enable members to have an input at the pre application stage.

66. CONFIRMATION OF TREE PRESERVATION ORDER - EPF/18/13 - KINGSMEAD, EPPING ROAD, ROYDON

The Planning Officer, Mr Godden informed the meeting that a pre application indicative scheme for a new residential development on the site showed a loss of trees on the site. This threat resulted in TPO/EPF/18/13 being served in July 2013, provisionally giving protection to selected trees across the site.

Following this an objection was made in respect of certain individual and groups of trees, which resulted in a review of the original order and the service of a new order: TPO/EPF/03/14. This new order focussed protection on higher value trees.

To tidy this up, officers considered that TPO/EPF/18/13 should not be confirmed. This was agreed by the Sub-committee.

RESOLVED:

That Tree Preservation Order 18/13 was not confirmed.

67. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

68. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2116/13
SITE ADDRESS:	Coronation Nursery Ltd Hoe Lane Nazeing Essex EN9 2RN
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Installation of a new boiler house and wood chip store area. Boiler house will contain a new biomass boiler, ancillary equipment, flue and area of hardstanding which will supply Coronation Nursery with renewable heat energy.
DECISION:	Grant 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=554972

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 in accordance with the approved drawings No's: RPS-CN-008, 009, 010, 011, and the proposed flue shall extend to a height of 10.5m above ground level as detailed.
- 3 Materials to be used for the external finishes of the proposed development shall be as detailed on the submitted plan numbered RPS-CN-008, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Any deliveries in connection with the use shall only take place between the hours of 08:00 - 18:00 Monday to Saturday, unless otherwise agreed by the Local Planning Authority.
- 5 No external lighting shall be installed on or adjacent to the building other than in accordance with details that will be previously submitted in writing to, and approved, by the Local Planning Authority.
- 6 The wood products stored on site shall not exceed 3metres above the adjacent ground level at any point and the storage area shall not exceed 80 sq. m.
- 7 There shall be no chipping of wood products on the site in any circumstances.
- 8 The use for woodburning hereby granted in the building shall cease if the horticultural use ceases.

Report Item No: 2

APPLICATION No:	EPF/2272/13
SITE ADDRESS:	13 King George Road Waltham Abbey Essex EN9 1HG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Conversion of two storey family unit into 2 separate units.
DECISION:	Grant 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=555990

Members were informed of a late representation received from Waltham Abbey Town Council.

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; the submitted location plan, Proposed Plan, Proposed Section, proposed Elevations (received amended on 10/01/14).
- 3 No development shall take place until a scheme of on site parking for 2 cars is submitted and agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes AS, B, C and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/2341/13
SITE ADDRESS:	15 Pound Close Nazeing Essex EN9 2HR
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Erection of detached dwelling. (Revised application to EPF/1776/13)
DECISION:	Grant 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=556433

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 drawing number 7A and the submitted location plan.
- 3 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 4 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 5 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required

remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 6 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.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 8 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 9 The proposed window openings in the flank elevations at first and second floor level shall be fitted with obscured glass and have fixed frames up to a height of 1.7 metres above the finished floor level, and shall be permanently retained in that condition.
- 10 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.

Report Item No: 4

APPLICATION No:	EPF/2461/13
SITE ADDRESS:	Waltham Abbey Pets 15 Sun Street Waltham Abbey Essex EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Minor material amendment application to EPF/1154/13 (Proposed conversion, part rear ground floor demolition and rear extensions to create 3 no. one bedroom flats (C3) on the upper floors with a mixed use retail (A1) and Veterinary Surgery (S/G) use on the ground floor along with the retention of the existing pet grooming (S/G) use at the rear.) to allow for rear access to residential units.
DECISION:	Grant 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=556954

CONDITIONS

- 1 The development hereby permitted must be begun not later than 30th August 2016.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 888 180A, 888 181A, 888 182A
- 3 No development shall take place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 Additional drawings that show details of proposed new or altered shopfronts, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the local planning authority prior to the installation or undertaking of any works to the existing shopfronts.
- 5 The premises fronting onto Sun Street, identified on Drawing No 888051C as 'shop' shall be used solely for either A1 (retail) or a mixed use of A1 (retail) and a veterinary surgery and the premises fronting onto Quaker Lane, identified on Drawing No.888051C as 'Pet Grooming' shall be used solely for either A1 (retail) or for a Pet Grooming use and for no other purpose (including any other purpose in any Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

- 6 The rear court yard area shown on plan ref: 888 051C shall be provided prior to the first occupation of the development and shall be retained free of obstruction for a servicing area and for parking of an ambulance in connection with the veterinary use, unless otherwise agreed in writing with the Local Planning Authority.
- 7 No development, including works of demolition or site clearance, shall take place until a structural survey has been submitted to and agreed in writing by the Local Planning Authority showing what demolition works will occur on site and how the remainder of the building and the neighbouring buildings will be protected during the works. The development shall thereafter be undertaken in accordance with the agreed details.
- 8 Prior to occupation of the site, details of the storage of waste and recycling for both the residential and commercial uses shall be submitted to and agreed in writing by the Local Planning Authority. The agreed waste and recycling storage must be installed prior to the occupation of the site and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.
- 9 All building materials for the proposed development must enter the site from the rear via Quaker Lane.
- 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 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/2665/13
SITE ADDRESS:	Abbey Mills Highbridge Street Waltham Abbey Essex EN9 1BP
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Demolition of the existing building and the erection of one row of 7 two and 3 storey terraced houses plus 6 two and three storey semi-detached houses, with associated access, parking and amenity. (Revised application to EPF/2004/13)
DECISION:	Grant Permission (With Conditions) Subject to Legal Agreement

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=557994

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: 13.7367.150 Rev: C, 13.7367.200, 13.7367.401 Rev: B, 13.7367.403 Rev: B, 13.7367.404 Rev: B, 13.7367.405, 13.7367.501 Rev: B, 13.7367.502 Rev: C, 13.7367.503 Rev: B, 13.7367.504 Rev: C, 13.7367.505 Rev: A, 13.7367.600, 13.7367.601 Rev: D, 13.7367.701, Bir.4332_01B
- 3 Materials to be used for the external finishes of the proposed development shall match those specified on plan Ref: 13.7367.200, unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size

as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 6 Prior to first occupation of the development, the the proposed private drive shall be constructed to a width of 5.5 metres for at lease the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 7 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, as previously approved by Essex County Council.
- 8 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.
- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 11 No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the River Lee has been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The scheme shall include:
 - plans showing the extent and layout of the buffer zone;
 - details of any proposed planting scheme;
 - details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term, including adequate financial provision and named body responsible for management plus production of detailed management plan;
 - details of any proposed fencing and lighting;
 - details of the regrading of the river bank.
- 12 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 13 The development shall be carried out in accordance with the approved Flood Risk Assessment ref: R-FRA-R6643PP-04 dated 12th December 2013, and the finished floor levels of the dwellings hereby approved shall be set to at least the following levels:
 - Plot 1 - 19.36 metres Above Ordnance Datum

- Plots 3-7 - 19.34 metres Above Ordnance Datum
- Plots 8-13 - 19.18 metres Above Ordnance Datum.

- 14 No development, including demolition works, shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall be submitted to and agreed in writing by the local planning authority:
- 1) A preliminary risk assessment which has identified:
 - all previous uses of the site;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components will require written consent of the local planning authority. The scheme shall be implemented as approved.
- 15 No occupation of the dwellings shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
- 16 If, during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
- 17 No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.
- 18 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that

there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

- 19 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 20 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 in writing 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]
- 21 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 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]
- 22 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 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]

- 23 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. The approved monitoring and maintenance programme shall be implemented.
- 24 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.
- 25 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.
- 26 Details of storage and collection of refuse to be submitted to, and agreed in writing by the Local Planning Authority prior to commencement of the works and shall be carried out in accordance with the approved details.

And the completion by 16 March 2014 of a legal agreement under section 106 of the Town and Country Planning Act to secure a contribution of £40,661 (index linked to April 2013 costs) towards the provision of primary education within the area. In the event that the developer/applicant fails to complete a Section 106 Agreement within the stated time period, Members delegate authority to officers to refuse planning permission on the basis that the proposed development would cause harm to local education service by generating additional demand that cannot be accommodated within existing capacity.

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