

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** Wednesday, 5 January 2022
South

Place: Council Chamber, Civic Offices, **Time:** 7.00 pm - 10.05 pm
High Street, Epping

Members Present: J Share-Bernia (Chairman), K Williamson (Vice-Chairman), D Barlow, P Bhanot, R Brookes, S Heap, R Jennings, J Jennings, J Jogia, H Kauffman, A Lion, L Mead, S Murray, S Neville, C Nweke, A Patel, K Rizvi, D Sunger and D Wixley

Other Councillors:

Apologies: R Baldwin, M Owen, Caroline Pond and C C Pond

Officers Present: T Carne (Corporate Communications Team Manager) and L Kirman (Democratic Services Officer).

Officers Present Virtually: G Courtney (Planning Applications and Appeals Manager (Development Management)) and V Messenger (Democratic Services Officer)

71. 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.

72. Minutes

RESOLVED:

That the minutes of the Sub-Committee held on 1 December 2021 be taken as read and signed by the Chairman as a correct record.

73. Declarations of Interest

- a) Pursuant to the Council's Code of Member Conduct, Councillor P Bhanot declared a non-pecuniary interest in the following item of the agenda by virtue of living opposite the site. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
 - EPF/2701/19 13-22 Brook Parade, Chigwell.
- b) Pursuant to the Council's Code of Member Conduct, Councillors R and J Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being members of the Hills Amenity Society; as ordinary members they did not draft the response to the application. The Councillors

had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2033/21, 17 Stony Path, Loughton, IG10 1SJ
- c) Pursuant to the Members Code of Conduct, Councillor S Murray, declared an interest in the following item of the agenda, by virtue of a close friendship with a neighbour The Councillor indicated that his interest was likely to be non-prejudicial but to ensure probity he would leave the meeting for the consideration of the item and voting thereon:
- EPF/0507/21, Land and Garages, Whitehills Road, Loughton IG10 1TS
- d) Pursuant to the Council's Code of Member Conduct, Councillor Brookes declared a non-pecuniary interest in the following item of the agenda by virtue of being an acquaintance of a speaker on the application. The Councillor had determined that they would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0507/21, Land and Garages, Whitehills Road, Loughton, IG10 1TS
- e) Pursuant to the Council's Code of Member Conduct, Councillor S Heap declared a non-pecuniary interest in the following item of the agenda by virtue of being a Buckhurst Hill Parish Councillor. The Councillor had determined that they would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2556/21, 14 Victoria Road Buckhurst Hill, IG9 5ES

74. Any Other Business

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

75. Epping Forest District Council Planning Policy Briefing Note (October 2021)

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

76. Site Visits

There were no formal site visits requested by the Sub-Committee.

77. Planning Application - EPF/2701/19 13-22 Brook Parade, Chigwell IG7 6PF

APPLICATION No:	EPF/2701/19
SITE ADDRESS:	13-22 Brook Parade Chigwell Essex IG7 6PF
PARISH:	Chigwell

WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed construction of an additional storey comprising of x6 no. two bedroom flats. *** SAC Case now progressing ***
DECISION:	Refused

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630274

REASON FOR REFUSAL

- 1 The proposal would constitute overdevelopment and intensification of this prominent site, causing harm to the character of the area, contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations, policies SP 2 and DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 2 Due to insufficient parking associated with the development, the proposal would cause increased parking stress in the area through the displacement of vehicles to surrounding roads, contrary to policy ST6 of the adopted Local Plan and Alterations, policy T 1 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 3 The precedent set by the proposal and combined impact from this development, along with associated development and other nearby pending applications, would increase the pressure on transport, parking and services within the area and has not been adequately addressed, contrary to policies CP2 and ST1 of the adopted Local Plan and Alterations, policies SP 2, T 1 and P 7 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 4 In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1 and CP6 of the adopted Local Plan 1998 & 2006, Policies DM2 and DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

78. Planning Application - EPF/0507/21 Land and Garages, Whitehills Road, Loughton IG10 1TS

APPLICATION No:	EPF/0507/21
SITE ADDRESS:	Land and garages Whitehills Road Loughton Essex IG10 1TS

PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolishing existing garages, and erection of residential building, proposing 2 houses with associated parking spaces and landscaping.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648778

CONDITIONS

- 1 The development shall not be occupied until suitable mitigation measures are provided in relation to the Epping Forest Special Area of Conservation, as committed by the letter dated 25 November 2021 from Deborah Fenton, Housing and Property Director, regarding a commitment to pay a financial contribution.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 190057-ECD-XX-00-DR-A- 05000 Rev P3, 05010 Rev P2, 05050 Rev P2, 05060 Rev P2. 05100 Rev P3, 05200 Rev P2 and 05300 Rev P3.
- 4
 - A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.
 - B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land

remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.

- 5 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:
 - Location of active and passive charging infrastructure;
 - Specification of charging equipment; and
 - Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 - a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 - b) How charging point usage will be charged amongst users;
 - c) The process and the triggers for identifying when additional passive charging points will become activated; and
 - d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.
- 8 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to

and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the LPA.

- 9 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.
- 10 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 11 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 12 No works other than ground works shall be commenced until a scheme of traffic calming measures on the vehicular accessway serving the site has been submitted to and approved in writing by the Local Planning Authority. The measures shall include a speed-table. The approved measures shall be implemented prior to the first occupation of the development.

- 13 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.
- 14 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 15 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 16 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 17 Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation, and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge
- 18 There shall be no discharge of surface water onto the Highway.
- 19 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no roof enlargement or generally permitted by virtue of Classes A, AA, B and C of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 21 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

- 22 The access gate to neighbouring properties as show for retention on drawing number 05050 Rev: P2 shall be retained free from obstruction for the use of neighbouring residents.

79. Planning Application - EPF/2033/21 17 Stony Path, Loughton IG10 1SJ

APPLICATION No:	EPF/2033/21
SITE ADDRESS:	17 Stony Path Loughton IG10 1SJ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Extension to the roof and addition of small front, side and rear dormer.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=655418

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 and retained strictly in accordance with the following approved plans:

Drawing No. 01 A - Existing Plans, Elevations, Site Plan & Street Scene
Drawing No. 02 J - Proposed Plans, Elevations, Site Plan & Street Scene
Covering Letter, 20th July 2021.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building or those specified on the approved plans.
- 4 Prior to first occupation of the extension hereby permitted the windows in the side dormer window facing No. 19 Stony Path shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of those windows that are less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.

80. Planning Application - EPF/2442/21 44 Barrington Green, Loughton IG10 2BA

APPLICATION No:	EPF/2442/21
SITE ADDRESS:	44 Barrington Green Loughton IG10 2BA
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Erection of a shed to be used as a gymnasium & store.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657323

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 and retained strictly in accordance with the following approved plans: Location Plan, LIVARCH/44BG/101 Rev A, LIVARCH/44BG/103 Rev A, and LIVARCH/44BG/104 Rev A.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The building hereby permitted shall only be used for purposes incidental to the residential use of the main dwelling with the exception of any overnight residential accommodation, and shall not be used for any primary residential accommodation or separate business or commercial use.

81. Planning Application - EPF/2531/21 Hazel Cottage, 67 Smarts Lane, Loughton IG10 4BU

APPLICATION No:	EPF/2531/21
SITE ADDRESS:	Hazel Cottage 67 Smarts Lane Loughton IG10 4BU
PARISH:	Loughton

WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed removal of existing kitchen outrigger, a full width ground floor extension and first floor rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657713

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 and retained strictly in accordance with the following approved plans: 1 AR-0-001; 1 AR-0-100; 1 AR-0-101; 1 AR-0-201; 1 AR-0-3011 AR-0-401; 1 AR-100; 1 AR-101; 1 AR-201; 1AR 301; 1AR-401
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

82. Planning Application - EPF/2556/21 14 Victoria Road, Buckhurst Hill IG9 5ES

APPLICATION No:	EPF/2556/21
SITE ADDRESS:	14 Victoria Road Buckhurst Hill IG9 5ES
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed single storey rear extension, change main roof to gable end & add a dormer, widen crossover to road.
DECISION:	Refuse Permission (Householder)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=657894

REASON FOR REFUSAL

- 1 The proposal would result in an overbearing and overly enclosed form of development which has a detrimental visual impact, and which materially impacts upon the outlook of the occupiers of the neighbouring property at 12 Victoria Road. Therefore, the proposal does not comply with policy DBE9 of the adopted Local Plan and Alterations (1998 & 2006), nor with policy DM 9 of the Local Plan Submission Version (2017). The proposal is not in accordance with paragraph 130 of the National Planning Policy Framework (2021).

- 2 The development proposal does not relate positively to the locality and it does not achieve a high specification of design. It is unsympathetic and non-complementary to the distinctive style, detailing and appearance of the existing property. As a result, the proposal is contrary to policy DBE10 of the adopted Local Plan and Alterations (1998 & 2006) and contrary to policies DM 9 and DM 10 of the Local Plan Submission Version (2017). The proposal is not in accordance with paragraph 124 of the National Planning Policy Framework (2019).

83. Planning Application - EPF/2777/21 83 Tycehurst Hill, Loughton IG10 1BZ

APPLICATION No:	EPF/2777/21
SITE ADDRESS:	83 Tycehurst Hill Loughton IG10 1BZ
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Two storey front extension, two storey & single-storey extension. First-floor side extension, new and raised roof, rear dormers, entrance wall & gates & external swimming pool. (Ref: EPF/1832/21).
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659014

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 and retained strictly in accordance with the following approved plans:

Drawing 2510/20 - Existing Plans, Elevations and Site Plan
Drawing 2510/21 Rev G - Proposed Plans, Elevations and Site Plan.
Cover Letter, MP Architects, 19th October 2021
Arboricultural Report and Impact Assessment, Moore Partners Ltd, 20-09-2021
Drawing MP/83TH/01 - 'Tree constraints and Protection Plan' drawing number (dated 26th October 2021)
- 3 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 Prior to first occupation of the extensions hereby permitted the windows in the flank elevations at first floor level shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 6 Prior to first occupation of the development hereby permitted a plan indicating the position, design, materials and type of boundary treatment to be erected, shall have been submitted to and approved by the Local Planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the development and thereafter permanently retained.
- 7 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 8 Tree protection shall be installed as shown on Moore Partners Ltd 'Tree constraints and Protection Plan' drawing number MP/83TH/01 (dated 26th October 2021) prior to the commencement of development activities (including any demolition). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.
- 9 The soft landscaping details shall include the planting of a 'liquidamber styraciflua' within a publicly prominent position within the front garden. It shall have a girth side of 12-14cm at time of planting and a minimum height of 3metres. The planting shall be undertaken in accordance with the planting implementation programme submitted as part of the

overall site landscaping condition. If within a period of five years from the date of the planting or establishment the tree, or any replacement 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

- 10 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 11 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.

CHAIRMAN

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