

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** Wednesday, 8 June 2022
South

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 10.00 pm
High Street, Epping

Members Present: Councillors K Williamson (Chairman), S Patel (Vice-Chairman), I Allgood, R Baldwin, D Barlow, P Bhanot, E Gabbett, S Heap, R Jennings, J Jennings, H Kauffman, L Mead, C Nweke, M Owen, A Patel, Caroline Pond, C C Pond, D Sunger and D Wixley

Apologies: Councillors R Brookes, J Jogia, A Lion, S Murray, S Rackham and K Rizvi

Officers Present: N Cole (Corporate Communications Officer), J Godden (Heritage, Enforcement & Landscaping Team Manager) and L Kirman (Democratic Services Officer)

Officers Present (Virtually): C Ahmet (Planning Officer), A Hendry (Democratic Services Officer), Francisca Muonweokwu-Egbunike (Housing Enabling Officer) and M Rahman (Planning Officer)

1. 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.

2. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Code of Member Conduct, Councillor Chris Pond declared a non-pecuniary interest in the following item of the agenda by virtue of an acquaintance with an objector. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0633/20, 233-235 Fencepiece Road, Chigwell, IG7 5DY.

b) Pursuant to the Council's Code of Member Conduct, Councillor D Sungar declared a pecuniary interest in the following item of the agenda. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0633/20, 233-235 Fencepiece Road, Chigwell, IG7 5DY.

3. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 27 April 2022 be taken as read and signed by the Chairman as a correct record.

4. ANY OTHER BUSINESS

The Area Planning Committee noted Jerry Godden (Heritage, Enforcement & Landscaping Team Manager) was retiring and thanked him for his professional advice to the Planning Committees and Members during his career with the Council.

5. 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

6. SITE VISITS

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

7. PLANNING APPLICATION - EPF/1182/18 LAND WEST OF FROGHALL LANE, CHIGWELL, ESSEX

APPLICATION No:	EPF/1182/18
SITE ADDRESS:	Land west of Froghall Lane Chigwell Essex
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Hybrid application requesting full planning permission for an assisted living development comprising of apartments and integrated communal and support facilities; landscaped residents' gardens; staff areas; refuse storage; construction of a new site access; a sustainable urban drainage system; a new sub-station and associated infrastructure and services, and outline planning permission for a 0.45 hectare extension of the cemetery
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=608757

REASONS

- 1 The proposal would constitute inappropriate development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt. In addition, the proposal would cause significant additional harm to the openness of the Green Belt and conflict with its fundamental purpose of keeping land permanently open. The very special circumstances advanced by the applicant do not clearly outweigh the identified harms to

the Green Belt and the other harms identified from the proposal. Therefore, the development is contrary to the guidance contained within the National Planning Policy Framework, policies GB2A and GB7A of the Adopted Local Plan, with policy DM4 of the Epping Forest Local Plan (Submission Version) 2017 and the Green Belt objectives of the National Planning Policy Framework 2021.

- 2 The proposal fails to provide sufficient financial contributions towards off-site affordable housing needs as required by policy H2 of the Epping Forest Local Plan (Submission Version) 2017. The scheme's viability demonstrates that there remains significant scope for an increased financial contribution to be secured towards the affordable housing needs of the District. The proposal is therefore contrary to policy H2 of the Epping Forest Local Plan (Submission Version) 2017 and with the objectives of the National Planning Policy Framework 2021.
- 3 The proposal, due to the inadequate on-site provision made for parking, is likely to lead to increased demand for parking in the surrounding roads which in turn undermines the principle of seeking to discourage on-street parking in the locality. It is therefore contrary to chapter 4 of the NPPF and policy ST6 of the Epping Forest District Local Plan and alterations including the Essex Parking Standards (2009) for a development of this nature.
- 4 The application has not robustly demonstrated that the proposals will not cause adverse harm to the integrity of the Epping Forest Special Area of Conservation. There are also no alternative solutions or imperative reasons of overriding public interest why the development should be permitted. Accordingly, the development is contrary to policies CP1 and CP6 of the Adopted Local Plan and Alterations, policies DM2 and DM22 of the Epping Forest Local Plan (Submission Version) 2017 and with the requirements of the National Planning Policy Framework 2021.
- 5 In the absence of a completed S106 Agreement, the Council is unable to secure relevant financial contributions relating to local healthcare provision; sustainable transport measures and air pollution mitigations in lieu of the Epping Forest Special Area of Conservation; and non-financial obligations relating to the delivery and future operation of the proposed specialist housing use which in combination are required to make the development acceptable in all respects. Failure to secure the aforementioned planning obligations is contrary to policy I1A of the Adopted Local Plan, policies D1, T1, H2, DM2 and DM22 of the Epping Forest Local Plan (Submission Version) 2017, with the requirements of the National Planning Policy Framework (2021).

8. PLANNING APPLICATION - EPF/0633/20 233 - 235 FENCEPIECE ROAD, CHIGWELL IG7 5DY

APPLICATION No:	EPF/0633/20
SITE ADDRESS:	233-235 Fencepiece Road Chigwell IG7 5DY

PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of two semi-detached dwellings and replacement with x6 no. apartments with basement car park ** SAC CASE HELD IN ABEYANCE 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=634973

REASONS

- 1 The proposed development is out of keeping with the street scene due to its design and materials and sets an adverse precedent in this area. The proposal is therefore contrary to policy DEB1 of the adopted Local Plan and Alterations, policies DM 9 and DM 10 of the Submitted Version Local Plan 2017 and the National Planning Policy Framework.
- 2 The proposed development causes unacceptable harm to the amenities of the neighbouring properties by reasons of overlooking, noise and disturbance, including the operation of the car lift. The proposal is therefore contrary to policy DEB1, DEB2 and RP5A of the adopted Local Plan and Alterations, policies DM 9 and DM 21 of the Submitted Version Local Plan 2017 and the National Planning Policy Framework.
- 3 The proposed development has inadequate provision for parking . The proposal is therefore contrary to policy ST6 of the adopted Local Plan and Alterations, Policy T1 of the Submitted Version Local Plan 2017 and the National Planning Policy Framework.

9. PLANNING APPLICATION - EPF/2502/20 LAND AND GARAGES CHEQUERS ROAD SITE B, LOUGHTON IG10 3QF

APPLICATION No:	EPF/2502/20
SITE ADDRESS:	Land and Garages Chequers Road Site B Loughton Essex IG10 3QF
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Erection of one residential building, accommodating 8 flats with associated parking spaces and landscaping. ** SAC case now progressing **

DECISION:	Deferred to DDMC
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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=643995

Deferred to DDMC

Members were of the opinion that the scheme was incongruous and of poor design due to its bulk and overbearing impact and out of character in the street scene in this location. The way forward would be to build the implemented 2015 permission.

10. PLANNING APPLICATION - EPF/2928/20 2 THE UPLANDS, LOUGHTON IG10 1NH

APPLICATION No:	EPF/2928/20
SITE ADDRESS:	2 The Uplands Loughton IG10 1NH
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of existing garage structure. Erection of two semi-detached 2 bedroom (3 person) dwellings to rear of retained host dwelling. **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=645897

REASONS

- 1 The proposed development, by reason of the intensification of residential use at the site and cramped nature of the development, the proposal would have a poor appearance, harmful to the character and appearance of the locality. It would also amount to harmful overdevelopment of the site, and set an undesirable precedent for permitting similarly harmful development within the locality. Therefore, the proposal is contrary to Policies CP2, CP7 & DBE1 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.
- 2 The proposed development would result in the loss of on-street parking provision to the detriment of highway safety, contrary to Policies ST4 & ST6 of the adopted Local Plan 1998 & 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF.

- 3 The proposal, by reason of its siting in close proximity to neighbouring properties would result in a greater sense of enclosure and material loss of outlook. As such the proposal fails to safeguard the living conditions of neighbouring amenities, contrary to Policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006, Policy DM9 (h) of the Local Plan Submission Version 2017, and the NPPF.
- 4 The proposed development would result in an increase in surface water flooding detrimental to public amenity and contrary to Policies U1, U3A and U3B of the adopted Local Plan 1998 & 2006, Policies DM15, DM16 and DM18 of the Local Plan Submission Version 2017, and the NPPF.
- 5 The Council cannot be certain beyond reasonable scientific doubt that the proposed development either alone or in combination with other developments within the district will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. Also, in the absence of an appropriate legal agreement to mitigate such adverse impacts, the proposed development is therefore contrary to Policies DM2 & DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF, and the requirements of the Habitats Regulations 2017.

11. PLANNING APPLICATION - EPF/2986/20 98 WESTBURY LANE, BUCKHURST HILL IG9 5PW

APPLICATION No:	EPF/2986/20
SITE ADDRESS:	98 Westbury Lane Buckhurst Hill IG9 5PW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g) (i)) and 2no. one bedroom apartments. **SAC CASE NOW PROGRESSING**
DECISION:	Grant Permission (Subject to Legal Agreement)

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=646234

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 08658-A-L-(00)-X-0101, 08658-A-L-(00)-X-0102, 08658-A-L-(00)-X-0103, 08658-A-L-(00)-X-0104, 08658-A-L-(00)-X-0111, 08658-A-L-(00)-X-0112, 08658-A-L-(00)-X-0113, 08658-A-L-(00)-X-0114, and 08658-A-L-(00)-X-0115.
- 3 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.
- 4 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.
- 5 Prior to any above groundworks, details shall be submitted to the Local Planning Authority, to be approved in writing, for appropriate cycle

parking for the proposal. The approved facility shall be secure, convenient, covered, and provided prior to the first occupation and shall be retained as such at all times.

- 6 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active 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 must include details as follows:
 - Location of active charging infrastructure; and
 - Specification of charging equipment to be used.
- 7 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.
- 8 The development hereby permitted shall be implemented in accordance with Chapter 5 of the Preliminary Ecological Appraisal by T4 Ecology Ltd (January 2021) prior to the occupation of the development, and so retained.
- 9 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.
- 10 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.
- 11 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the approved plans.
- 12 The ground floor commercial premises shall be used solely for Class E (g) (i) and for no other purpose (including any other purpose in Class E 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.

- 13 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.
- 14 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.

12. PLANNING APPLICATION - EPF/2619/21 ALBANY STUD FARM, EPPING NEW ROAD, BUCKHURST HILL IG9 5UA

APPLICATION No:	EPF/2619/21
SITE ADDRESS:	Albany Stud Farm Epping New Road Buckhurst Hill IG9 5UA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Replacement dwelling and associated works, including security hut & access road.
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=658214

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 001 rev B, 101, 200, 201, 202, 203, 204, 205, 220, 300, 301, 510, 511, 512 and 520; DFCEP2994TPP Rev A, 181016-E01 rev C, and 181016-P01 rev C5.
- 3 Tree protection shall be installed as shown on DF Clark Bionomique 'Tree Protection Plan' drawing number DFCEP 2994 TPP Rev A (dated February 2020) prior to the commencement of development activities (including any ground works). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.
- 4 No development shall take place, including any works of demolition, until an updated Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The

Statement shall provide for:

1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 5 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.
- 6 No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 7 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.
- 8 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.

- 9 Prior to any above ground works, 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.
- 10 Prior to any above ground works, details of any external lighting within the site shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and thereafter no additional external lighting shall be installed without prior consent of the local planning authority through an appropriate application.
- 11 There shall be no increase in finished floor and external site levels beyond those shown on drawings 220, 300, 301 hereby approved, unless such details have been approved prior to the changes being implemented by the local planning authority through an appropriate application.
- 12 Surface water drainage measures shall be provided strictly in accordance with the proposed drainage plan 181016-P01 Rev C5 hereby approved, unless otherwise varied by the Local Planning Authority through an appropriate application, and shall thereafter be retained for the lifetime of the development.
- 13 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.
- 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 All material excavated from the below ground works hereby approved shall be removed from the site.
- 16 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. 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.
- 17 Following completion of the 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.

- 18 Prior to first occupation of the development hereby approved, 2 Electric Vehicle Charging Points shall be installed and retained thereafter for use by the occupants of the site.
- 19 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.
- 20 Within one month of first occupation of the dwelling hereby permitted, the temporary security hut shown on drawings 300 and 301 hereby approved and the construction access road through the site shown on drawing 001 rev B shall be removed in the entirety and the land reinstated to its former condition. All access to the dwelling for residential occupiers shall be from the existing residential access to the west and north of the dwelling.
- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Class A, AA, B, E and F of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.
- 22 No increase in the domestic curtilage shown on drawing number 200 hereby approved shall take place without prior consent from the local planning authority through an appropriate planning application.

CHAIRMAN