

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 7 March 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.10 pm

Members Present: A Boyce (Chairman), Mrs S Jones (Vice-Chairman), K Avey, W Breare-Hall, Mrs D Collins, Mrs A Grigg, P Keska, B Rolfe, D Stallan, G Waller, C Whitbread and J M Whitehouse

Other Councillors:

Apologies: P Gode, D Jacobs, Mrs M McEwen, R Morgan, J Philip and Mrs J H Whitehouse

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

79. 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.

80. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

81. MINUTES

RESOLVED:

That the minutes of the meeting held on 8 February 2012 be taken as read and signed by the Chairman as a correct record.

82. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of being the Portfolio Holder for Housing at the time. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1898/11 Rear of 25 Millfield, High Ongar, Ongar.

(b) Pursuant to the Council's Code of Member Conduct, Councillor G Waller declared a personal interest in the following item of the agenda by virtue of being a member of Hatfield Heath Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1898/11 Rear of 25 Millfield, High Ongar, Ongar.

(c) Pursuant to the Council's Code of Member Conduct, Councillor S Jones declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2528/11 44 Dukes Avenue, Theydon Bois, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Whitehouse declared a personal interest in the following item of the agenda, by virtue of knowing relative living within the street. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2528/11 44 Dukes Avenue, Theydon Bois, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillors A Grigg and D Stallan declared a personal interest in the following item of the agenda, by virtue of being members of North Weald Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2547/11 Land adj. Horseshoe Farm, London Road, North Weald.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Collins declared a personal interest in the following items of the agenda. The Councillor had determined that her interest was prejudicial and she would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2547/11 Land adj Horseshoe Farm, London Road, North Weald.
- EPF/2552/11 Rolls Farm Barns, Hastingwood Road, Magdalen Laver, Ongar.

(g) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a personal interest in the following item of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0001/12 74-76 High Street, Epping.

(h) Pursuant to the Council's Code of Member Conduct, Councillors W Breare-Hall and J Whitehouse declared a personal interest in the following items of the agenda, by virtue of being members of Epping Town Council and Epping Society. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0001/12 74-76 High Street, Epping
- EPF/0029/12 95 High Street, Epping.

83. ANY OTHER BUSINESS

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

84. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 12 be determined as set out in the schedule attached to these minutes.

85. DELEGATED DECISIONS

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

CHAIRMAN

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Minute Item 84

Report Item No: 1

APPLICATION No:	EPF/0248/12
SITE ADDRESS:	Woodhouse 3 Woodend Lane Abbess Beauchamp And Berners Roding Ongar Essex CM5
PARISH:	The Rodings - Abbess, Beauchamp and Berners
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	TPO/EPF/05/78 T16 - Oak - Fell
DECISION:	Grant Permission

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=534904

CONDITIONS

NONE.

Report Item No: 2

APPLICATION No:	EPF/1898/11
SITE ADDRESS:	Rear of 25 Millfield High Ongar Ongar Essex CM5 9RJ
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Proposed affordable housing development (4 dwellings.)
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=531280

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 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.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 2898.03 rev.1; 2898.10 rev. D; 2898.11 rev. D; 2898.12 rev.A; 2898.06 rev. i
- 4 The development shall proceed in accordance with the Construction Method Statement received 17/2/2012, unless otherwise agreed in writing by the Local Planning Authority.
- 5 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 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.

- 6 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]

- 7 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]

- 8 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]

- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation 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.
- 10 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.
- 11 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 12 Prior to the commencement of the development hereby approved, details of the proposed method for the drainage of surface water within the site shall be submitted to the local planning authority for approval in writing. The drainage system shall be implemented in accordance with the agreed detail, prior to the first occupation of the development.
- 13 Prior to the commencement of the development hereby approved, details of the proposed method for the disposal of foul sewerage from the site shall be submitted to the local planning authority for approval in writing. The system shall be installed in accordance with the agreed detail, prior to the first occupation of the development.
- 14 Details of the proposed surface materials for the access road shall be submitted to the local authority for approval in writing. The access road shall be provided in accordance with the agreed detail and as shown on approved plan no. 2898.06 rev.i, prior to the first occupation of the development.
- 15 Prior to the first occupation of the dwellings hereby approved, the parking spaces shown on approved plan 2898.06 rev.i shall be provided.
- 16 No unbound materials shall be used in the construction of the access road within 6 metres of its junction with Millfield.
- 17 Prior to the first occupation of the development hereby approved, a binstore, details of which are to be approved in writing by the local authority, shall be provided in the location shown on drawing number 2898.06 rev i.

- 18 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.
- 19 Prior to first occupation of the development hereby approved, the proposed window opening(s) at first floor level in the flank elevation(s) of the dwellings at plots 2 and 3 shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 20 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.

Report Item No: 3

APPLICATION No:	EPF/2185/11
SITE ADDRESS:	Land Bordered by Mount End/Mount Road Theydon Mount Epping Essex CM16 7PL
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Change of use of land and the erection of stables on a concrete slab base.
DECISION:	Refused

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=532261

Reason for Refusal

- 1 The proposed development due to its excessive scale and the number of stables amounts to more than a small scale facility and is therefore inappropriate development by definition harmful to the openness of the Green Belt, contrary to policy GB2A of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/2528/11
SITE ADDRESS:	44 Dukes Avenue Theydon Bois Epping Essex CM16 7HF
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey side extension with one front dormer, one rear dormer and new roof over existing rear flat roof.
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=533592

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.

Report Item No: 5

APPLICATION No:	EPF/2547/11
SITE ADDRESS:	Land adj Horseshoe Farm London Road North Weald Essex CM17 9LH
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Extension to existing grain storage facilities.
DECISION:	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=533676

This application was deferred in order for a members site visit to be undertaken.

Report Item No: 6

APPLICATION No:	EPF/2552/11
SITE ADDRESS:	Rolls Farm Barns Hastingwood Road Magdalen Laver Ongar Essex CM5 0EN
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Erection of Two New Buildings to Accommodate Insect Breeding and Storage associated with Peregrine Livefoods Ltd. (Revised application)
DECISION:	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=533693

The officer referred to one additional letter of objection from Wynters Cottage.

This application was deferred in order for a members site visit to be undertaken.

Report Item No: 7

APPLICATION No:	EPF/2565/11
SITE ADDRESS:	11 Onslow Gardens Ongar Essex CM5 9BG
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Single storey front and rear extensions, loft conversion and detached garage (Revised application)
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=533772

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 Prior to first occupation of the development hereby approved, the proposed roof lights on both slopes of the roof shall be entirely fitted with obscured glass and shall be permanently retained in that condition.

Report Item No: 8

APPLICATION No:	EPF/2603/11
SITE ADDRESS:	Cloverleaf Farm Pig Meadow King Street High Ongar Ongar Essex
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Construction of nine fish ponds and extension to existing building.
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=533935

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 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 4 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.
- 5 Within three months of the substantial completion of the extension hereby approved the three steel storage containers shall be removed from the site and the site shall remain clear of outdoor storage facilities. No outdoor storage facilities shall be erected on the site without the written approval of the Local Planning Authority.

- 6 No development shall take place on site until a scheme for the provision of and management of compensatory habitat creation, by the locating of three bird boxes within the site, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented as approved.
- 7 Prior to commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority for an upgrade of the bellmouth access into the site to include minimum kerb radii of 8m, no unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary. The approved details shall be implemented within three months of the completion of the development hereby approved.
- 8 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 9 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety and shall be retained at all times.
- 10 The material excavated from the below ground works shall be removed from site unless otherwise agreed by the Local Planning Authority.
- 11 The building hereby approved shall only be used for purposes ancillary or incidental to the use of the wider site for fish production and for the storage and assembly of aquatic filtration systems and shall not be sold or let for any separate business or storage use.
- 12 No retailing shall take place from the site at any time without the prior written approval of the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/0001/12
SITE ADDRESS:	74 - 76 High Street Epping Essex CM16 4AE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Change of use of premises from A1 (Retail) use to a shared use A3 (Restaurant and Cafe) and A5 (Hot Food Takeaway)
DECISION:	Refused

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=534013

REASON FOR REFUSAL

- 1 The proposed development results in the loss of a retail unit to the detriment of the daytime vitality of the viability of the High Street as a retail area, contrary to policy TC3 of the Adopted Local Plan and Alterations.
- 2 The proposal is likely to result in additional noise and activity at night detrimental to the residential amenity of surrounding residents contrary to policies DBE9 and RP5A of the adopted Local Plan and Alterations.

Report Item No: 10

APPLICATION No:	EPF/0022/12
SITE ADDRESS:	Cross Diamond Cottage Three Hurdles Lane Beauchamp Roding Ongar Essex CM5 0PL
PARISH:	The Rodings - Abbess, Beauchamp and Berners
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Two storey side/rear extension (Revised application)
DECISION:	Refuse Permission (Householder)

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=534034

REASON FOR REFUSAL

- 1 The proposed extensions result in disproportionate additions to a dwelling in the Green Belt which are by definition harmful and unacceptably impact on the openness of the Green Belt contrary to the aims and objectives of policies CP2 and GB2A of the Adopted Local Plan and Alterations and government guidance contained in Planning Policy Statement 2 (PPG2).

Report Item No: 11

APPLICATION No:	EPF/0029/12
SITE ADDRESS:	95 High Street Epping Essex CM16 4BD
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	1 no externally illuminated fascia sign, 1 no internally illuminated double-sided projecting sign, 1 no LED illuminated window sign mounted internally and window graphics.
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=534112

CONDITIONS

- 1 The existing internally illuminated bar sign on the side elevation of the property shown to be removed on the approved plans, shall be completely removed and the wall made good prior to the erection of the signage hereby approved.

Report Item No: 12

APPLICATION No:	EPF/0106/12
SITE ADDRESS:	Kings Inn Hotel 177 High Street Ongar Essex CM5 9JG
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Two storey detached building to provide ten bedrooms with ensuite bathrooms.
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=534366

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. 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.
3. Notwithstanding the details shown on the approved plans, the access stairway on the eastern elevation of the building providing access to Room 10 shall not be constructed. Prior to commencement of development alternative access details shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be completed in accordance with such agreed details.
4. No windows shall be provided within the eastern or northern elevations or roof slope of the building hereby approved.
5. The proposed refuse storage area shall be provided in accordance with the approved plans prior to first occupation of the building and retained thereafter.

- 6 The proposed disabled access ramp shall be completed in accordance with the approved plans prior to the first occupation of the building and retained thereafter.
- 7 No external lighting shall be erected without the prior written approval of the Local Planning Authority.

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