

Report to District Development Control Committee

Date of meeting: 21 August 2013

Subject: Erection of a two storey detached dwelling and Community Nature Reserve, Sparks Farm, 185 Nine Ashes Road, High Ongar – Extension of S106 Period



**Epping Forest
District Council**

**Officer contact for further information: Stephan Solon Ext 4018
Committee Secretary: S Hill Ext 4249**

Recommendation(s):

That conditional planning permission be granted subject to the completion, within 3 months of the date of the meeting, of an agreement under Section 106 of the Town and Country Planning Act 1990 in respect of the formation of a Community Nature Reserve accessible by members of the public and maintained by the owners of the proposed house in accordance with a Nature Conservation Management Plan.

Report Detail

This application was considered by DDCC on 3 October 2012 when it was resolved to grant planning permission subject to the completion of a S106 agreement within 6 months. The S106 agreement would require the Developer to:

1. Provide a Community Nature Reserve accessible by members of the public.
2. The maintenance of the Community Nature Reserve by the owners of the proposed house in accordance with the approved 10 year Nature Conservation Management Plan.
3. To seek approval of further Nature Conservation Management Plans to be implemented from and beyond 10 years after the date of the planning permission.
4. To implement, in perpetuity, all subsequent approved Nature Conservation Management Plans

The Developer is now in a position to sign a completed S106 agreement, however, since the 6 month time limit given by this Committee to complete it has lapsed it is not possible for the Council to sign the agreement. Authority is therefore sought to complete the agreement within 3 months.