

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 14 August 2013

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.07 pm

Members Present: P Keska (Vice-Chairman), K Avey, W Breare-Hall, A Boyce, Mrs H Brady, T Church, D Jacobs, Mrs M McEwen, R Morgan, D Stallan, G Waller, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: Mrs S Jones, P Gode, Mrs A Grigg, J Philip, B Rolfe and C Whitbread

Officers Present: J Shingler (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), J Leither (Democratic Services Assistant) and R Perrin (Democratic Services Assistant)

36. 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.

37. 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.

38. VICE CHAIRMAN OF SUB-COMMITTEE

The Chairman had tendered her apologies for the meeting, so the Vice Chairman assumed Chairmanship of the Sub-Committee, the Chairman then sought a nomination for Vice Chairman of the meeting.

RESOLVED:

That Councillor R Morgan be elected Vice Chairman for the duration of the meeting.

39. MINUTES

RESOLVED:

That the minutes of the meeting held on 17 July 2013 be taken as read and signed by the Chairman as a correct record.

40. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a non pecuniary interest in the following item of the agenda by virtue of living in the vicinity of the application. The Councillor advised that she would remain in the meeting for the duration of the discussion on the item and voting thereon:

- EPF/0434/13 – Maltings Nursery, Chelmsford Road, Norton Heath, Essex CM4 0LN

(b) Pursuant to the Council's Code of Member Conduct, Councillor G Waller declared a non pecuniary interest in the following item of the agenda by virtue of having discussed the report as Portfolio Holder for Safer, Greener and Highways. The Councillor advised that he would remain in the meeting for the duration of the discussion on the item and voting thereon:

- EPF/0311/13 - 51 Hornbeam Road, Theydon Bois, Essex CM16 7JU

(c) Pursuant to the Council's Code of Member Conduct, Councillor P Keska declared a non pecuniary interest in the following items of the agenda by virtue of being the ward member and living in the vicinity. The Councillor advised that he would remain in the meeting for the duration of the discussion on the items and voting thereon:

- EPF/0622/13 – Ongar Bakery, 107 High Street, Ongar, Essex CM5 9DX
- EPF/0623/13 – Ongar Bakery, 107 High Street, Ongar, Essex CM5 9DX

41. ANY OTHER BUSINESS

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

42. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 11 be determined as set out in the schedule attached to these minutes.

43. 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

Report Item No: 1

APPLICATION No:	EPF/0311/13
SITE ADDRESS:	51 Hornbeam Road Theydon Bois Epping Essex CM16 7JU
PARISH:	Theydon Bois
WARD:	
DESCRIPTION OF PROPOSAL:	TPO/EPF/04/12 T1 - Oak - Fell
DECISION:	Refuse 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=545837

Members asked that the welfare of the tree be maintained in the future.

REASON FOR REFUSAL

- 1 The supporting information and site inspection have not demonstrated that removal of the oak will have any significant impact on achieving a solution to the structural issues at 51 Hornbeam Road. In particular the substandard foundation of the conservatory would have made it liable to movement even without the presence of the tree and the damage is likely to be too serious for tree removal to be a solution; the movement to the rear extension is minor, and capable of being resolved through structural strengthening which would be required in any case and the impact of the illegal ring-barking of the tree on its future water uptake has not been properly assessed. The loss of the tree's significant existing and potential visual amenity is therefore contrary to policy LL7 and LL9 of the Council's Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/1341/13
SITE ADDRESS:	Elmbridge Hall Fyfield Ongar Essex CM5 0TN
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	TPO/EPF/05/98 T34 - Sycamore - Fell T36 - Lime - Fell
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=550951

CONDITIONS

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 3

APPLICATION No:	EPF/0434/13
SITE ADDRESS:	Maltings Nursery Chelmsford Road Norton Heath Essex CM4 0LN
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Use of land for a mixed use comprising a horticultural nursery and outdoor recreation including fishing and tennis together with ancillary camping, retail, cafe and club activity. Alterations to appearance of existing single storey building, involving the addition of 3 new windows and a rear door in connection with ancillary retail use. Construction of a new single storey building. Construction of 6 proprietary camping huts and fishing piers around lake. Alterations to appearance of existing single storey building involving the addition of 2 new windows and a new door in connection with clubhouse and ancillary cafe use. Construction of a new all weather tennis court.
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=546631

Members agreed to grant consent subject to the conditions set out but requested that when the details in respect of condition 4 are submitted they are brought to Area Plans East Committee for approval to ensure that the scale and design of the huts is acceptable.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: EZB_100 rev B, EZB_101, EZB_102, EZB_103, EZB_104 rev A, EZB_201, EZB_202, EZB_203 and L5660 (sheets 1-4)
- 3 The application site shall only be enclosed by boundary treatment, prior to the first use of the site for the purposes hereby approved, details of which shall be submitted to and approved in writing by the Local Planning Authority.
- 4 The use hereby approved shall not be commenced and no camping/fishing huts and fishing piers erected until details of the design of the camping/fishing huts and fishing piers have been submitted to and approved in writing by the Local Planning Authority. The camping/fishing huts and fishing piers shall be constructed in

accordance with the approved details.

- 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 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 No tents, marquees or temporary buildings shall be erected on the application site and no caravans or mobile homes shall be stationed on the application site without the prior written consent of the Local Planning Authority.
- 8 No external lighting shall be provided at the application site other than in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The tennis court hereby approved shall not be lit.
- 9 There shall be no amplified sound outside of any building on the application site.
- 10 The car parking area identified on drawing number EZB_100 rev B shall only be used for parking vehicles in connection with the use hereby approved.

Report Item No: 4

APPLICATION No:	EPF/0622/13
SITE ADDRESS:	Ongar Bakery 107 High Street Ongar Essex CM5 9DX
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Grade II listed building application for new external signage
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=547431

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 The two existing fascia signs shall be removed within one month of the date of this decision.
- 3 Details of the material and finish of the anchor motifs to be applied to the fascia signs hereby approved shall be submitted to and approved by the local planning authority before they are installed.

Report Item No: 5

APPLICATION No:	EPF/0623/13
SITE ADDRESS:	Ongar Bakery 107 High Street Ongar Essex CM5 9DX
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Advertisement application for 2 externally illuminated fascia signs
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=547432

CONDITIONS

- 1 The two existing fascia signs shall be removed within one month of the date of this decision.
- 2 Details of the material and finish of the anchor motifs to be applied to the fascia signs hereby approved shall be submitted to and approved by the local planning authority before they are installed.
- 3 The illuminance levels of the trough lights hereby approved shall not exceed 80.00 cd/m.
- 4 The signs hereby approved shall be illuminated only from a maximum of 30 minutes before opening time until up to 30 minutes after closing time of the premises and at no time outside of these hours.

Report Item No: 6

APPLICATION No:	EPF/0981/13
SITE ADDRESS:	13 Forest Drive Theydon Bois Essex CM16 7EX
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Retrospective application for retention of rear conservatory store and external wall mounted air conditioning units at the rear.
DECISION:	Refer to District Development Control Committee

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=549391

This application was referred to District Development Control Committee without recommendation but with an instruction that the report be accompanied by a report from Environmental Health with regard to noise issues in relation to the operation of the air conditioning units.

Report Item No: 7

APPLICATION No:	EPF/1234/13
SITE ADDRESS:	13 Forest Drive Theydon Bois Essex CM16 7EX
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Retrospective advertisement consent for canopy, fascia sign and projecting sign.
DECISION:	Split Decision: Canopy & Fascia Signs: Grant Permission (With Conditions) Projecting Sign: Refuse Permission

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=550577

The Officer drew Members' attention to a further objection that had been received since the report was written which was from 44 Orchard Drive and objected to the internally illuminated projection box sign.

CANOPY AND FASCIA SIGNS

Members considered that the canopy and fascia sign were acceptable and these were granted subject to the standard advertisement conditions.

PROJECTING SIGN

The internally illuminated box projecting sign however was considered unacceptable and was refused for the following reason:

REASON FOR REFUSAL

- 1 The projecting sign, due to the design and level of internal illumination, is out of keeping with the building and the street scene and harmful to the visual amenity of Forest Drive, contrary to policy DBE13 of the Adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/1053/13
SITE ADDRESS:	Cloverleaf Pig Meadow King Street High Ongar Essex CM5 9QZ
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Mixed use of existing building for the breeding of fish, the storage of products related to the breeding of fish, the assembly of aquatic filtration systems, and the retail sale of fish and fish related products.
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=549830

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 3130/1C
- 3 The mixed retail and wholesale fishery use hereby permitted shall not be open to customers / members outside the hours of 7.30am to 6.30pm on Monday to Friday and 8am to 1pm on Saturdays with no opening permitted whatsoever on Sundays and Bank/Public Holidays.
- 4 The premises shall be used solely for retail and wholesale in relation to the fishery onsite and for no other purpose in 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.

Report Item No: 9

APPLICATION No:	EPF/1073/13
SITE ADDRESS:	14 Bury Road Epping Essex CM16 5EU
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and construction of three storey house.
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=549891

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawing no. 1306/02 and the Existing ground floor plan (un-numbered).
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations and roofslopes 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.
- 4 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application forms, unless otherwise agreed in writing by the Local Planning Authority.
- 5 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 first floor rear extensions generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 18.30 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: 10

APPLICATION No:	EPF/1115/13
SITE ADDRESS:	19 Forest Grove Woodside North Weald Bassett Epping Essex CM16 6NS
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of new two-storey, three bedroom house on vacant land adjoining 19 Forest Grove.
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=550070

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings No's: 384_02 and the submitted location and block plan.
- 3 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 Part 1, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Materials to be used for the external finishes of the proposed development, shall match those of the existing house on site, No19 Forest Grove, unless otherwise agreed in writing by the Local Planning Authority.
- 5 The proposed window opening serving the first floor shower room shall be 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.
- 6 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the

adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 18.30 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.
- 8 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 9 Parking space for two vehicles shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents vehicles thereafter.
- 10 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be provided prior to the commencement of development. The cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 11 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 12 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 prior to the access becoming operational and shall be retained at all times.
- 13 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.
- 14 Details of the proposed screen wall or fencing along the side boundary between the site and No19 Forest Grove shall be submitted to the Local Planning Authority for approval. The scheme shall proceed in accordance with the agreed details.

Report Item No: 11

APPLICATION No:	EPF/1162/13
SITE ADDRESS:	Threshers Hastingwood Road Hastingwood North Weald Essex CM17 9JS
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Outline application for existing commercial skip site to be redeveloped to 10 dwellings.
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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550311

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2
 - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) layout;
 - (ii) scale;
 - (iii) appearance;
 - (iv) access; and
 - (v) landscaping.
 - b) The reserved matters shall be carried out as approved.
 - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 No development or preliminary groundworks of any kind shall take place until the applicant/developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 No development shall take place until details of the landscaping of the site, including retention of trees and boundary vegetation and including the proposed times of proposed planting (linked to the development schedule), have been submitted to

and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.

- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 Prior to occupation of the proposed development, the applicant/developer shall be responsible for the provision of a Travel Information and Marketing Pack for sustainable transport to be approved by the Local Planning Authority in liaison with Essex County Council.
- 8 All parking within the development shall accord with the Parking Standards Design & Good Practice September 2009, including visitor provision and bay sizes.
- 9 Prior to the 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 prior to the access becoming operational and shall be retained thereafter.
- 10 A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 11 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 12 No development shall take place, including any works of demolition, until a 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
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 13 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]
- 14 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 in writing 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]
- 15 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 in writing 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]

- 16 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval in writing. The approved monitoring and maintenance programme shall be implemented.
- 17 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.

And subject to the applicant entering into a legal agreement under section 106 of the Town and Country Planning Act, (within 3 months of the decision) to secure a contribution of £100,000 towards the provision of affordable housing within the District.