

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 6 November 2013

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.13 pm
High Street, Epping

Members Present: Mrs S Jones (Chairman), P Keska (Vice-Chairman), K Avey, A Boyce, Mrs H Brady, P Gode, Mrs A Grigg, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: W Breare-Hall and T Church

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

59. 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.

60. 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.

61. MINUTES

RESOLVED:

That, subject to the substitution of the words "Councillor J Philip" for the words "Councillor J Phillip" in Minute 55(b) (Declarations of Interest), the minutes of the meeting of the Sub-Committee held on 9 October 2013 be signed by the Chairman as a correct record.

62. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Brady declared a non pecuniary interest in the following item of the agenda by virtue of her

husband being a trustee of the applicant. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1886/13 Rear of 8 Margaret Road, Epping.

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

- EPF/1887/13 22 Regent Road, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor Avey declared a non pecuniary interest in the following item of the agenda. The Councillor had determined that his interests were non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1924/13 3a Hemnall Street, Epping.

63. ANY OTHER BUSINESS

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

64. THREAT OF SPECIAL MEASURES AND REFUNDING OF PLANNING FEES

The Principal Planning officer presented a report on the threat of special measures and the potential refunding of planning fees.

The Principal Planning Officer reported that the Government had introduced a new policy on 1 October 2013 whereby a local authority had to refund any planning fees if it failed to determine an application within 26 weeks. In addition, those local authorities who had 20% or more of their decisions overturned at appeal, or determined 30% or less of their major applications within the 26 week threshold over a rolling two-year period, would be placed in 'Special Measures'. This would allow an Applicant to submit a major planning application, and its fee, direct to the Planning Inspectorate for determination.

The Principle Planning Officer highlighted that the time taken to determine major planning applications would need to be closely monitored to ensure that the Council did not lose income unnecessarily. There were potential problems foreseen with planning applications that required the signing of a Section 106 legal agreement, particularly if the delay was being caused by the Applicant. However, an extension of time for the determination of a major planning application could be agreed with the Applicant, and this option would be pursued wherever possible. It was possible that the terms of reference for the District Development Control Committee and the Area Planning Sub-Committees would be reviewed to ensure that the time taken to consider major planning applications could be reduced. A major planning application was defined as a development of 10 or more dwellings or 1,000 square metres of floor space.

The Committee shared the concerns that the report highlighted and foresaw difficulties if a Section 106 legal agreement had not been signed by the Applicant in time as the Council would then have no option but to refuse the application and rely on a sympathetic hearing by the Planning Inspector at the subsequent appeal. The

Council had to ensure that it did not enter special circumstances through poor performance.

The Sub-Committee requested that notification were sent out to Members of the planning Sub-Committees and particular the Ward Members as soon as possible, in order for Members to arrange site visits before the meetings. Consequently enabling Members to make decisions as soon as possible.

Resolved:

- (1) That the new threat of planning fees being returned for planning applications not decided within 26 weeks of being validated be noted;
- (2) That the threat of the Council entering 'Special Measures' if major planning applications were not determined in a timely fashion or too many decisions being overturned at Appeal be noted;
- (3) That the need for the Sub-Committee to determine planning applications in a timely manner be noted; and
- (4) That, where necessary, Applicants be encouraged by the Assistant Director of Planning & Economic Development (Development Control) to sign pre and post application agreements to extend the time period for determination so as to minimise the risk of the Council having to return planning fees or falling into 'Special Measures'.

65. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

66. 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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Report Item No: 1

APPLICATION No:	EPF/1730/13
SITE ADDRESS:	Bowes House High Street Ongar Essex CM5 9FB
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	TPO/EPF/01/00 G1 - Yew x 20 - Reduce height of 18 trees approximately 3 metres, as specified
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=552870

CONDITIONS

- 1 The works 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 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).

Report Item No:2

APPLICATION No:	EPF/1919/13
SITE ADDRESS:	Forest House Thornwood Road Epping Essex CM16 6SX
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	TPO/EPF/13/08 T5 - Robinia - Fell T6 - Robinia -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=553870

CONDITIONS

- 1 The works 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 within one month of the implementation of the felling hereby agreed, unless varied with the 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, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No:3

APPLICATION No:	EPF/2053/13
SITE ADDRESS:	Winchelsea House High Road Epping Essex CM16 4DD
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	TPO/EPF/26/91 Sycamore - Fell Beech - 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=554650

The Tree Officer pointed out that the TPO reference number is incorrect and this was amended.

In addition he clarified that the house is Grade II Listed not Grade II* as reported. He explained also that he visited the site that day and the trees are visible from parts of Highfield Place and that although the Beech tree clearly has structural faults these have not been extensively investigated and it may not be absolutely necessary to fell it, but on balance, given its limited remaining lifespan, the recommendation remains to grant. Members agree the recommendation.

CONDITIONS

- 1 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 within one month of the implementation of the felling hereby agreed, unless varied with the 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, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 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.

Report Item No:4

APPLICATION No:	EPF/2113/13
SITE ADDRESS:	Durrington House Sheering Lower Road Sheering Harlow Essex CM17 0NE
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	TPO/EPF/47/10 G1 - Horse Chestnut - 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=554950

Councillor Morgan reported that the Parish Council had no objection to the proposal.

CONDITIONS

- 1 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 within one month of the implementation of the felling hereby agreed, unless varied with the 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, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 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.

Report Item No:5

APPLICATION No:	EPF/1779/13
SITE ADDRESS:	Pound Field rear of 29 to 69 Bell Common Epping Essex
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Construction of a 20m x 40m horse exercise area.
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=553058

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 Location Map, Layout Plan, Detail of Fence and Sleeper Construction Plan, and drawing no. 1936-4 Rev: C
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The horse exercise area hereby permitted shall be used solely in conjunction with horses kept permanently at the site known as Pound Field, Bell Common, and shall not be used by horses brought onto the site for competitions or events or with the primary purpose of using the exercise area.
- 5 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Report Item No:6

APPLICATION No:	EPF/1886/13
SITE ADDRESS:	Rear of 8 Margaret Road Epping Essex CM16 5BP
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of single storey affordable dwelling and ancillary works including vehicle access and crossing. (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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=553651

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 Location Plan and drawing no: 2923/1.
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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 A, Class A and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 6 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 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.

Report Item No:7

APPLICATION No:	EPF/1887/13
SITE ADDRESS:	22 Regent Road Epping Essex CM16 5DL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Double storey side and double/single storey rear extensions.
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=553670

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 The proposed window opening in the flank elevation at first floor level 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.

Report Item No:8

APPLICATION No:	EPF/1891/13
SITE ADDRESS:	Land r/o 59-61 High Road North Weald Essex CM16 6HP
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of bungalow. (Revised application)
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=553693

Members voted on the recommendation to grant and this was agreed by an 8-4 vote with 5 abstentions. However, 5 Members then stood to exercise the right to refer the matter to the District Development Control Committee for determination.

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: 1291/07d, 1291/08c, 1291/09a, 1291/15A, MP/HR/01 Rev: A2
- 3 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.
- 4 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 E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 6 Prior to occupation of the development hereby approved, measures shall be taken to ensure that there are no obstructions over 600mm in height within 1 metre of the highway boundary on both sides of the vehicle access. Such pedestrian visibility splays shall be retained thereafter.

- 7 The public's right and ease of passage over public footpath no. 45 North Weald shall be maintained free and unobstructed at all times.
- 8 A flood risk assessment and management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 9 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 10 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 11 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.
- 12 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.

- 13 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 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:9

APPLICATION No:	EPF/1924/13
SITE ADDRESS:	3A Hemnall Street Epping Essex CM16 4LR
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of the existing dwelling and garage building and erection of 6 no. 2 bedroom flats and alterations to the vehicular entrance and front boundary, part of which falls within the conservation area.
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=553894

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: BRD/12/042/001, BRD/12/042/002, BRD/12/042/003, BRD/12/042/004, BRD/12/042/005, OS 539-12.3
- 3 No development shall have taken place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 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.

5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

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 Prior to the first occupation of the development, details of how the existing vehicular access onto Station Road shall be permanently closed, incorporating the reinstatement to full height of the footway and dropped kerbs, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The works shall be implemented prior to occupation of the development, and retained thereafter in accordance with the approved details.

9 Prior to first occupation of the development, a Residential Travel Information Pack, as approved by Essex County Council, shall be provided and implemented to the future occupants of the dwellings and shall include six one day travel vouchers for use with the relevant local public transport operator.

10 Prior to the occupation of the development the cycle parking facilities shall be provided on site and retained thereafter for use by residents and visitors.

11 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.

- 12 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.
- 13 No unbound material shall be used in the surface treatment of the vehicular access within 5 metres of the highway boundary of the site.
- 14 Prior to first occupation of the development hereby approved, the proposed bathroom window opening(s) in the third floor rear facing elevation 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 the remaining rear facing third floor windows shall be fitted with obscured glazing (and have fixed frames) up to a height of 1.7m above the floor of the room in which the window is inserted, and be permanently retained in that condition.

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