

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2141/06
<b>SITE ADDRESS:</b>	Maybanks Farm Epping Road Ongar Essex CM5 9SQ
<b>PARISH:</b>	Stanford Rivers
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of hay barn. (Revised application)
<b>DECISION:</b>	<b>GRANTED</b>

**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, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection, has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 3 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful

establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 4 The hay barn hereby approved shall only contain hay cut from the site as indicated hatched on the submitted plan received on 11/12/06. All hay shall be stored within this and the two existing buildings at the site only. No hay shall be stored externally including none on any moveable trailers at the site.
- 5 Before work commences on the site, details of the foundations to the proposed hay barn shall be submitted to and agreed in writing by the Local Planning Authority. The details as agreed shall be carried out thereafter.
- 6 The hardstanding and access road to the new barn, as shown on the approved plan, shall be grass-crete only, unless otherwise agreed in writing by the Local Planning Authority.
- 7 Before the hay barn is first brought into use, all trailers shall be cleared from the site and a drawing shall be submitted to the Local Planning Authority showing the number and position of any trailer to be stored at the site. The details as agreed shall be adhered to thereafter.
- 8 The position of the new access gates as shown on approved drawing no. 1104/5A shall be carried out and completed to the satisfaction of the Local Planning Authority before the hay barn hereby agreed is first brought into use. The details of the size and appearance of the gates shall be agreed prior to their installation on the site.
- 9 There shall be no commercial or industrial use of the hay barn at any time.