

Development Committee – 15 December 2016

Minutes of the meeting of the Development Committee held on **15 December 2016** when there were present:-

Chairman: Cllr M R Carter
Vice-Chairman: Cllr J D Griffin

Cllr C I Black	Cllr R Milne
Cllr N J Hookway	Cllr J E Newport
Cllr G J Ioannou	Cllr M J Steptoe
Cllr Mrs C M Mason	Cllr S A Wilson
Cllr D Merrick	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs T E Mountain and Mrs L Shaw..

SUBSTITUTE MEMBERS

Cllr J R F Mason	- for Cllr T E Mountain
Cllr S P Smith	- for Cllr Mrs L Shaw

NON-MEMBERS ATTENDING

Cllr D S Efde
Cllr Mrs T R Hughes
Cllr C M Stanley

OFFICERS PRESENT

M Thomas	- Assistant Director, Planning & Regeneration Services
W Richards	- Team Leader (Area Team South)
M Stranks	- Team Leader (Area Team North)
E Thorogood	- Senior Planner
R Hurst	- Solicitor
S Worthington	- Democratic Services Officer

PUBLIC SPEAKERS

Cllr Mrs M Cohen	- for item 6
Cllr Mrs M Sawyer	- for item 6
I Mayhead	- for item 6

276 MINUTES

The Minutes of the meeting held on 24 November 2016 were approved as a correct record and signed by the Chairman, once it was confirmed that item 254 on page 2 of the final version set out in full the text included erroneously in the officer's report on item 16/00731/OUT as the reason for decision and statement, as well as the text of the corrected reason for decision and statement for that application.

277 DECLARATIONS OF INTEREST

Cllr M J Steptoe declared a non-pecuniary interest in item 6 of the agenda relating to item 16/00731/OUT, land west of Little Wakering Road and south of Barrow Hall Road, Little Wakering by virtue of membership of Barling Magna Parish Council and Cllr N J Hookway also declared a non-pecuniary interest in that item by virtue of membership of Great Wakering Parish Council.

278 16/00731/OUT – LAND WEST OF LITTLE WAKERING ROAD AND SOUTH OF BARROW HALL ROAD, LITTLE WAKERING

The Committee considered an outline application for the construction of up to 120 residential units, which was deferred from the last meeting.

Resolved

That the application be approved, subject to the applicant and owners entering into an agreement under section 106 of The Act to provide the heads of terms and associated contributions set out at section 7.4 to this report and subject to the following conditions:-

Conditions

Commencement of Works

- (1) No development shall commence until approval of the details (as appropriate) of the appearance, landscaping, layout and scale (hereinafter called the reserved matters) has been obtained from the Local Planning Authority in writing. The development shall be carried out as approved.

Reserved Matters

- (2) The first application for approval of reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.
- (3) The commencement of development pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter of that parcel to be approved.

Approved Plans

- (4) The development, hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority or where a condition specifically provides that notwithstanding a Parameter Plan something at variance with the specified Plan will be required:-

- a. Proposed access on Barrow Hall Road [13-T002_10B]
- b. Site Plan [00733C_S10 Rev PL1]

Phasing

- (5) No development shall commence apart from enabling works, earth works and strategic engineering elements, unless agreed in writing by the Local Planning Authority until such time as a Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing contained within the phasing plan unless otherwise agreed in writing by the Local Planning Authority.

Design Code

- (6) Prior to or concurrent with the submission of the first of the reserved matters applications for the development, a Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall address all pertinent matters associated with the following subject areas:-
 - a. The overall vision and character of the development and its setting.
 - b. The conceptual design and approach to the public realm, including enclosure, natural surveillance, materials, street furniture and signage, sustainable drainage, the incorporation of utilities and landscaping.
 - c. The design of the transport network hierarchy, streets, cycle routes, footpaths and public spaces, providing typical street cross-sections, which should include details of tree planting and tree species, underground utility/service trench routes type and specification, and on street parking, including construction design details.
 - d. The principles addressing building form, massing, heights, scale and legibility, building typologies, density and use. This shall include the design principles addressing primary frontages, fronts and backs, pedestrian and vehicular access points, threshold definition and surveillance of public realm areas, building materials and performance standards and design features.
 - e. Approach to incorporation of ancillary infrastructure/buildings such as sub stations, pumping stations, waste and recycling provision for all building types. Approach to the provision of electric vehicle charging points/infrastructure, pipes, flues, vents,

meter boxes, external letter boxes, fibres, wires and cables required by statutory undertakers as part of building design.

- f. Details of the approach to vehicular parking across the entire site including the amount of parking, location and layout of parking for people with disabilities.
- g. Details of the approach to cycle parking for all uses, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.
- h. The hard and soft landscape design principles, including approach to the character and treatment of each of the elements, landscape typologies, a palette of materials for hard and soft landscaping and furnishings.
- i. The approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter.
- j. Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscaping, orientation, massing, and external building features.
- k. Details of measures to minimise opportunities for crime.
- l. Statement of Community Safety.

The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who should use the Design Code and how to use the Design Code.

All subsequent reserved matter applications shall accord with the details of the approved Design Code, and be accompanied by a statement which demonstrates compliance with the code.

Fire Hydrants

- (7) Unless otherwise agreed in writing by the Local Planning Authority, a scheme for the provision of fire hydrants shall be submitted to the Local Planning Authority for approval with all reserved matters applications for layout in relation to the development, and shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development parcel.

Housing – Market Mix

- (8) The submission of any reserved matters application relating to the development for residential development, pursuant to this outline permission, shall include a schedule of the mix of market dwellings proposed, taking into account local knowledge of market demand.

Housing – Room Sizes

- (9) The reserved matters application in relation to the development for residential development (and whether for affordable or market housing or a combination of the two) shall provide minimum room sizes and minimum gross internal floor areas in accordance with national guidelines.

Ground Water and Contamination

- (10) No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:-
- a. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
 - b. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
 - c. Based on the risk assessment in (b.) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 - d. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (c). The long term monitoring and maintenance plan in (c) shall be updated and be implemented as approved.

Ground Water and Contamination

- (11) If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out

until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Drainage – Surface Water Drainage Strategy

- (12) A detailed Surface Water Drainage Strategy for the application site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of that Development Phase to which the drainage relates, provided always that such facilities are acceptable to the adopting bodies.

The surface water drainage strategy shall include:-

- Details of existing and proposed drainage routes, including groundwater.
- Detailed calculations for any on or off site storage requirements, including precautionary factors for potential future impermeable expansion areas or extensions.
- Detailed calculations for the proposed discharge rates to the receiving water courses, inclusive of any necessary base flow rates.
- Details of how the scheme and any proposed structures shall be maintained and managed after completion as required. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to ground water quality. The scheme shall be fully implemented, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Drainage – Reserved Matters

- (13) Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developer's cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

- (14) Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought.

The strategy shall include details of the design, location and capacity of all such SUDS features and shall include ownership, long-term management/maintenance and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on site strategic water retention features without the risk of flooding to land or buildings. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Drainage – Surface Water Management

- (15) A detailed scheme for the future responsibilities for the management of the surface water drainage scheme for the development shall be submitted to, and approved in writing by the LPA, prior to occupation of that development phase to which the drainage relates. The relevant area shall thereafter be managed in accordance with the approved scheme unless otherwise approved in writing by the LPA.

Drainage – Foul

- (16) Prior to the commencement of any development parcel, pursuant to this outline permission, a detailed scheme for on site and off site foul water drainage shall be submitted to, and approved in writing, by the Local Planning Authority. The scheme shall have reference to how the drainage pipe work and infrastructure shall be monitored during implementation, fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Drainage – Adoption of SUDS Infrastructure

- (17) Prior to or concurrent with the first reserved matters application a scheme relating to the management and maintenance of the Sustainable Drainage System (SuDS) including award drains shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the following:-
- (i) details of the management regime which shall set out the responsibility for the maintenance of the SuDS in accordance

with the approved maintenance scheme, following their provision;

- (ii) details of a maintenance scheme in respect of the repair and maintenance of the SuDS (the maintenance scheme);
- (iii) details of a monitoring and review scheme.

The SuDS shall thereafter be maintained in accordance with the approved scheme.

Trees

- (18) The development is to be carried out in strict accordance with the recommendations provided within the arboricultural impact assessment supplied by SJA trees, reference SJA air-15319-01c, dated July 2016, in order to protect the retained tree amenity.
- (19) No development or any preliminary ground works shall take place until:-
 - a. All trees to be retained during the construction works have been protected by fencing of the 'HERAS' type or similar. The fencing shall be erected around the trees and positioned in accordance with British Standard 5837:2012, and;
 - b. All weather notices prohibiting accesses have been erected on the fencing demarcating a construction exclusion zone as detailed in BS5837:2012
- (20) Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the Local Planning Authority.
- (21) Unless otherwise approved in writing by the Local Planning Authority, no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree's branches, stems or roots be pruned.
- (22) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be appropriate to the scale and duration of the development hereby permitted and shall include details of:-
 - a) an induction and personnel awareness of arboricultural matters;
 - b) identification of individual responsibilities and key personnel;

- c) a statement of delegated powers;
- d) timing and methods of site visiting and record keeping, including updates;
- e) procedures for dealing with variations and incidents.

The development shall be implemented in accordance with the approved scheme.

Landscape Design Proposals

- (23) No development shall commence until full details of hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority.

Hard landscape details shall include:-

- Proposed finished levels and contours
- Works to existing water courses (culverts, head walls, etc.)
- Proposals for new water bodies, attenuation ponds, etc.
- Pedestrian/cycle /equestrian paths and circulation spaces.
- Hard surface details.
- Boundary treatments.
- Minor artefacts and structures (street furniture, signage, etc.)
- Retained landscape features and proposals for restoration where relevant.

Soft landscape details shall Include:-

- Retained trees, hedgerows and areas of soft landscape and proposals for their protection during construction and restoration where relevant.
- Planting plans.
- Schedule of plants (Trees, shrubs, herbaceous plants turf and seed mixtures) including species, sizes, numbers, and planting and seeding densities.

- Written specification including cultivation, planting operations and landscape sundries (tree stakes, plant shelters, mulch, fertilisers etc.)
- A landscape management and maintenance specification describing how the landscape will be established and managed throughout the maintenance period.
- A timetable for the implementation of landscape works.

Landscape Works Implementation

- (24) All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the relevant British Standards or codes of good practice. Landscape works shall be implemented in accordance with a timetable agreed in writing with the Local Planning Authority. Any tree or plant that within a period of 10 years after planting is removed, dies, or becomes, in the opinion of the Local Planning Authority, significantly damaged or diseased, shall be replaced during the next planting season with others of the same species and size, unless the Local Planning Authority gives its written approval for a variation.

Landscape Management and Maintenance Plan

- (25) The Landscape Management Plan shall state the long term vision for the landscape and shall describe the relevant landscape operations to achieve this through landscape maintenance and management before, during and after construction. The Landscape Maintenance Strategy shall specify the maintenance procedures, operations, and their frequency, and maintenance standards that will be implemented to ensure the successful establishment and longevity of all hard and soft landscape areas, before, during and after construction.

Landscaping Implementation

- (26) All planting, seeding or turfing in the approved soft landscape details for the relevant development parcels shall be carried out in the first planting season following the completion of the appropriate element of development. Any trees, plants, turf or seeded areas which within a period of 10 years for strategic planting and 5 years for all other planting are removed or are noticeably damaged or diseased, or have failed to establish or make reasonable growth, shall be replaced in the next planting season with others of the same size and species, unless the LPA gives written approval of a variation of the first planting.

Tree Protection

- (27) No demolition, site clearance or building operations shall commence in respect of any earth works, each development parcel or any part of the engineering elements until details of physical tree protection for that part of the development has been installed in accordance with tree protection details specified in an Arboricultural Survey and Assessment.
- (28) No trees shall be removed during the course of site preparation or construction until completion unless otherwise agreed in writing by the Local Planning Authority.

Low Carbon Strategy

- (29) Prior to or concurrently with the submission of reserved matters application for any development parcel containing residential units, pursuant to this outline permission, shall be accompanied by a statement demonstrating compliance with the low carbon strategy (as set out in the Energy Strategy, July 2016 and Sustainability Statement, July 2016). The development of each development parcel shall then be carried out in accordance with the details.

Fibre Optic Telecommunication Infrastructure

- (30) Prior to the commencement of each development parcel, pursuant to this outline permission, a scheme detailing the provision of open access ducting for fibre optic cable to serve a range of telecommunication services shall be submitted to and approved in writing by the Local Planning Authority, including site infrastructure plans. The scheme shall ensure that a) a site-wide network is in place and provided as part of the strategic engineering works; and b) that the developers of each development parcel are required to complete the infrastructure to facilitate the provision of fibre optic cable to each dwelling and commercial premises upon the occupation of each building. The development of the site hereby permitted shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

Construction Environmental Management Plan

- (31) Prior to the commencement of any development, pursuant to this outline permission, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The site wide CEMP shall include:-
- a) Contractor's access arrangements for vehicles, plant and personnel, including the location of construction traffic routes to

and from the site, details of their signing, monitoring and enforcement measures.

- b) Details of haul routes within the relevant parts of the site.
- c) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractors compound during the construction period to be agreed on a phased basis.
- d) Dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction/engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant/equipment.
- e) Noise and vibration (including piling) impact/prediction assessment, monitoring and recording protocols/statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of Practice for Noise and Vibration Control on Construction and Open Site – Part 1 and 2 (or as superseded).
- f) Details of best practice measures to be applied to prevent contamination of the water environment during construction.
- g) Measures for soil handling and management including soil that is potentially contaminated.
- h) Details of concrete crusher if required or alternative procedure.
- i) Details of odour control systems including maintenance and manufacture specifications.
- j) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- k) Site lighting for the relevant part of the site.
- l) Screening and hoarding details.
- m) Liaison, consultation and publicity arrangements, including dedicated points of contact.
- n) Complaints procedures, including complaints response procedures.
- o) Membership of the considerate contractors' scheme.

- p) Archaeological protection and mitigation measures to be implemented during the construction process.

Construction Working and Construction Deliveries/Collection Permitted Hours

- (32) All construction, demolition, enabling and earth works are only permitted between 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturday. No works are permitted at any time on Sundays, Bank or Public Holidays, unless agreed in writing by the Local Planning Authority or in accordance with agreed emergency procedures for deviation.

No deliveries of construction materials or plant and machinery and no removal of any spoil from the site or similar collections from the site shall take place before 0700 hours or after 1900 hours on Mondays to Fridays, before 0800 hours or after 1400 hours on Saturdays, and not at all on Sundays or recognised public holidays.

External Artificial Lighting

- (33) Within each reserved matters application that includes any form of external lighting illumination an artificial lighting scheme to include details of the height, type, position and angle of glare of any final site lighting/flood lights, the intensity of illumination and predicted horizontal and vertical isolux lighting contours and an assessment of artificial lighting impact on any sensitive residential premises on and off site shall be submitted to and approved in writing by the Local Planning Authority. The details and measures so approved shall be carried out and maintained thereafter in accordance with the approved details.

Waste and Recycling Management Strategy

- (34) Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application for layout in relation to each development parcel shall be accompanied by a Waste Management and Minimisation Strategy. The Strategy should include:-
- a. A detailed waste audit to include anticipated waste type, source, volume, weight, etc. of municipal waste generation during the occupation stage of the development.
 - b. Proposals for the management of municipal waste generated during the occupation stage of the development, to include:-
 - the design, provision, management, maintenance and renewal of internal and external waste systems for the segregation, storage and collection of recyclables, non-recyclables and compostable materials e.g. internal storage

caddies, external underground waste systems, wheeled bin system etc.

- access to storage and/or collection points by users and waste collection vehicles.
- c. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling.

Transport

Transport/Highways – General

- (35) No means of access shall be formed between the site and the existing highway until the detailed access design (including but not limited to construction details, drainage and vision splay) has been submitted to and approved in writing by the Local Planning Authority.
- (36) Dwellings shall only be occupied when the vehicular accesses, driveways, parking areas and turning areas serving that residential unit have been constructed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Transport – Adoption Strategy

- (37) Prior to the first occupation of any buildings in respect to any development parcel, pursuant to this outline permission, an Adoption Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Adoption Strategy shall set out:-
- i. The elements of the transport network within the site which will be offered for adoption by the Local Highway Authority.
 - ii. The elements of the transport network within the site which will be retained in private ownership, or other, and in each case detail of the management arrangements for these elements of the network.
 - iii. The elements of the recreational path network that will be offered for adoption as Public Rights of Way.
 - iv. The elements of the recreational path network which will be retained in private ownership, and the management arrangements for these elements of the network.
- (38) Vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times. The proposed vehicle laybys on Barrow Hall Road shall be

positioned clear of the visibility splay. The junction shall be provided in accordance with drawing 13-T002_10B.

- (39) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- (40) There shall be no discharge of surface water onto the Highway.
- (41) The any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.
- (42) The parking shall be provided in accordance with the EPOA Parking Standards.

Highway Works/Mitigation Measures/Contributions

- (43) Prior to occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator

Archaeology

- (44) No development shall take place until a programme of archaeological work has been undertaken in accordance with a written scheme of investigation which has been submitted to and approved writing by the County Planning Authority.

Additional Condition: Access

- (45) Developer to reassess the access to the site and to submit details to the Local Planning Authority of adjustments to be made to deter vehicles from turning left into Barrow Hall Road, which should be approved by the Local Planning Authority, in consultation with the Ward Members.

Informatives

- All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:-

SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, CM2 5PU

- The Highway Authority cannot accept any liability for costs associated with the developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.
- Any tree planting proposed within the highway must be agreed with the Highway Authority. Trees must be sited clear of all underground services and visibility splays and must be sympathetic to the street lighting scheme. All proposed tree planting must be supported by a commuted sum to cover the cost of future maintenance, to be agreed with the Highway Authority.
- The above is required to ensure the proposal complies with the County Council's Highways and Transportation Development Control Policies, as originally contained in Appendix G of the Local Transport Plan 2006/2011 and refreshed by Cabinet Member Decision dated 19 October 2007.
- The requirements above should be imposed by way of negative planning condition or planning obligation, as appropriate.
- Prior to any works taking place in the public highway the developer shall enter into the appropriate legal agreement with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works.
- Prior to occupation, the development shall be served by a system of operational street lighting which shall thereafter be maintained in good repair.
- In all cases where spoil is unavoidably brought out onto the highway, the applicant/developer must be reminded of their responsibility to promptly remove such spoil at their own expense and to the satisfaction of the Highway Authority.
- Full details of SUDS should be provided and agreed. (ADPRS)

279 16/001000/FUL – 57 HAREWOOD AVENUE, ROCHFORD

The Committee considered an application for a ground floor front in fill extension.

Resolved

Development Committee – 15 December 2016

That planning permission be granted, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) The external facing materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted. (ADPRS)

The meeting closed at 9.32 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.