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**Chief Executive**

## **AGENDA**

**Committee: DEVELOPMENT CONTROL**

**Date and Time: Tuesday 4<sup>th</sup> February 2014 at 7.30 p.m.**

**Venue: Council Chamber**

**N.B. This meeting will be webcast live on the internet.**

**Membership: Councillors Brunt (Chairman), Ladzrie (Vice Chairman), Anderson, Barrett, Blackwell, Cross, Mrs Govier, Hart, Mrs King, Mrs Liddiard, Skipp, Smith, and Mrs Wass.**

**Canvey Island Town Councillors : Greig and Ms Swann**

**Officers attending: Steve Rogers – Head of Regeneration and Neighbourhoods  
Fiona Wilson – Head of Legal Services  
Kim Fisher – Chief Development Control Officer**

**Enquiries: Cheryl Salmon, Ext. 2454**

### **PART I (Business to be taken in public)**

**1. Apologies**

**2. Members' Interests**

**3. Minutes**

A copy of the Minutes of the meeting held on 7<sup>th</sup> January 2014 is attached.

**4. Public Speakers**

The Chairman will announce the names of those persons who wish to speak in support /objection under Agenda Item No. 5 (if any).

**5. Deposited Plans**

Report of the Head of Regeneration and Neighbourhoods is attached.

<b>Application No.</b>	<b>Address</b>	<b>Page</b>
1. CPT/577/13/FUL	Concord Rangers Football Club, Thames Road, Canvey Island (West Ward)	1
2. CPT/512/13/FUL	Acean Building Formerly The Warehouse, Beech Road, Hadleigh (St James Ward)	4
Appendix 1	Revised Condition Schedule. Application No. CPT/512/13/FUL Acean Building, formerly The Warehouse, Beech Road, Hadleigh (St James Ward)	6
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### **Site Visits**

Members are advised that no site inspections are recommended in respect of items attached to this agenda.

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**DEVELOPMENT CONTROL COMMITTEE**

**7<sup>th</sup> JANUARY 2014**

**PRESENT:** Councillors Ladzrie (Vice-Chairman), Anderson, Barrett, Blackwell, Mrs Govier, Hart, Mrs King, Skipp, Smith, Mrs Wass and Canvey Island Town Councillor Greig.

Councillor Mrs Challis OBE also attended.

Apologies for absence were received from Councillors Brunt (Chairman), Cross and Mrs Liddiard.

Due to the absence of the Chairman Councillor Ladzrie chaired the meeting.

**27. MEMBERS' INTERESTS**

There were no disclosures of interest.

**28. MINUTES**

The Minutes of the meeting held on 5<sup>th</sup> December 2013 were taken as read and signed as correct.

**29. DEPOSITED PLANS**

**(a) CPT/526/13/FUL – THE APPLETON SCHOOL, CROFT ROAD, BENFLEET (APPLETON WARD) – ERECTION OF TWO STOREY SIXTH FORM CLASSROOM BLOCK, EXTENSION OF EXISTING CAR PARKING, RELOCATION OF 3 NO. TEMPORARY MODULAR BUILDINGS AND ASSOCIATED WORKS – THE APPLETON SCHOOL**

The application sought permission for a new sixth form building for the school, which did not currently provide post-16 education facilities. The proposal was considered to be in compliance with all relevant policies and guidance and was therefore recommended for approval.

The application was presented to the Committee at the request of Councillor Skipp.

It was reported that a number of objections to the proposal had been submitted by local residents. The Planning Officer explained that many of those concerns were not matters the Committee should consider. Loss of privacy and dominance were relevant considerations; however it was not felt that a reason for refusal based on either of those objections could be supported on appeal.

With regard to objections relating to parking provision, the proposal incorporated 21 additional car parking spaces; whilst this was below the maximum requirement of 46 spaces it was considered acceptable due to the school's location within an urban area, that it was accessible by public transport, that students at the sixth form would not be permitted to park on site and would be advised to travel to the site by alternative means, and in light of the Government's commitment to the improvement of educational facilities. It was therefore not considered that an objection to the proposal based on lack of student parking provision could be supported on appeal.

Mr Hall, a local resident, spoke in objection to the application.

During discussion Members expressed their support for the proposal in principle; however there was concern regarding the lack of parking provision on the site. It was felt that parking was already a problem in this area and the addition of a sixth form at the school would only exacerbate the problem. The Committee therefore felt that it could not support a recommendation for approval unless there was an increase in the number of parking spaces to be provided on the site.

A Member also suggested that a travel plan should be submitted by the applicant setting out how the proposed building would integrate with existing public transport.

Following detailed discussion it was:-

**Resolved –**

1. That the application be approved, subject to the conditions as set out in the Planning Officer's report and with two additional conditions to provide a minimum of 46 parking spaces on site to meet the needs of the sixth form accommodation and the submission of an acceptable travel plan.
2. That the wording of such conditions be prepared by the Head of Regeneration and Neighbourhoods in consultation with the Chairman, Vice Chairman and Cllr Skipp, as Ward Member.

**(b) CPT/599/13/FUL – LAND TO THE REAR OF 17 AND 19 DOWNER ROAD, BENFLEET (BOYCE WARD) – 2 NO. 4 BEDROOMED DETACHED HOUSES – MESSRS O'SULLIVAN AND GOODMAN**

The application sought permission for two detached houses on land that was currently within the curtilages of numbers 17 and 19 Downer Road and would have a frontage to Rhoda Road. The site was allocated for Green Belt purposes; however it lay within a broader area which had been identified as partially and previously developed land which was suitable for release for residential development.

The proposed development was considered to have an acceptable relationship with the surrounding area, both in visual terms and in terms of its impact on adjacent residents. It was therefore considered that the proposal represented an acceptable form of development.

The application was presented to the Committee as it represented a departure from the adopted Local Plan.

The Planning Officer explained that although Rhoda Road was an unmade road it was not intended to request a contribution from the developer to improve the pedestrian and vehicular access to the site. Given the scale of the development proposed and its proximity to London Road it was not considered that the level of traffic and resultant impact on the road would be so great that such a request would be justified.

During discussion some Members raised concerns that a contribution was not being sought from the developer to improve the road. Whilst Members noted the officer's comments it was felt that improvements to this section of road were essential and it was suggested that the applicant be required to enter into a Section 106 Agreement to make up the road across the frontage of the site.

It was noted that a condition to improve a section of Rhoda Road had already been imposed as part of planning consent for another development in London Road and it was requested that any further improvements to the road should be carried out in conjunction with these works.

During the debate some Members felt that the application was premature as it was prior to the approval of a new Local Plan and that it should be refused as inappropriate development in the Green Belt.

Following detailed discussion it was:-

**Resolved** – That the application be approved subject to conditions set out in the Planning Officer's report and to the applicant entering into a Section 106 Agreement, the effect of which is to make up the road across the frontage of the site and that any such works should be carried out in conjunction with other improvements to other sections of Rhoda Road previously agreed by the Committee.

(Councillors Anderson, Barrett, Blackwell and Mrs King requested that their vote be recorded against the above decision).

Chairman

## Item 1

<b>Application Number:</b>	<b>CPT/577/13/FUL</b>
<b>Address:</b>	<b>CONCORD RANGERS FOOTBALL CLUB, THAMES ROAD, CANVEY ISLAND (West Ward)</b>
<b>Description of development:</b>	<b>EXTENSION TO EXISTING CLUBHOUSE</b>
<b>Applicant:</b>	<b>ASPECT CONTRACTS LTD</b>
<b>Case Officer:</b>	<b>K. ZAMMIT</b>

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### Summary

The application seeks permission for an extension to the clubhouse of Concord Rangers Football Club to provide improved changing room facilities and a physiotherapy room and warm up area. The proposal is sympathetically designed and would have no adverse impact on the character and appearance of the area or the amenity of adjoining residents or other land users. The proposal complies with all relevant policies and is therefore recommended for APPROVAL.

The application is presented to the Committee as the Council is the freehold owner of the land.

### Site Visit

It is not considered necessary for Members to visit the site prior to determination of the application.

### Introduction

The application site lies on the east side of Thames Road, opposite the Calor Gas Terminal and backing onto Thorney Bay Caravan Park. To the south of the site is a sewage works.

The site extends to some 1.8ha in area and contains a football pitch to the southern side, a single storey, pitched roofed Clubhouse in the centre of the site and an unsurfaced area for car parking at its northern end.

### The Proposal

Permission is sought for the erection of a single storey extension to the northern side of the clubhouse building to facilitate the provision of enlarged changing rooms, a warm-up/physiotherapy area and an additional office. Currently, there is a temporary building in the location of the proposed extension containing an office and physiotherapy facilities.

The proposed extension would have a width of some 10.5m and depth of some 6.8m, with a pitched roof to a height of some 5.8m to tie in with the roof height of the existing building. Materials to match the existing building are proposed for the exterior finish.

## **Supplementary Documentation**

A Design and Access statement was submitted with the application which is available to view.

## **Planning History**

In 1983 the Council leased the site to Concord Rangers Football Club on the basis that the Football Club would construct a clubhouse building at its own expense.

Planning permission for the clubhouse was granted in 1985 (CPT/652/85). Two permissions were then granted for extensions in 1987 (CPT/BR/1748/87) and 1992 (CPT/304/92), which together form the building that currently stands on the site.

## **Relevant Government Guidance and Local Plan Policies**

The site is allocated as part of the 'Green Lung' on the proposals map accompanying the current Local Plan.

Local Plan Policies EC2, EC8 and T8 are of relevance.

## **Consultation**

Legal Services CPBC – No objection subject to a new lease being agreed.

## **Public Consultation**

No comments have been received from adjacent landowners.

## **Evaluation of Proposal**

The main issues with this application are the impact of the proposal on the visual amenity of the area and any parking implications.

Policy EC2 of the current Local Plan requires a high standard of design in all alterations to existing buildings. This is consistent with paragraphs 56 to 58 of the National Planning Policy Framework (NPPF).

The proposed extension would be constructed of materials to match the existing building and would be in the same style as the existing building. It is not considered that this would look out of place or be visually discordant in relation to the surrounding area.

The proposed development would be located in an area that is currently used for the standing of an unsightly temporary building, which would have to be removed were the proposal constructed. This would be a visual improvement. There is, however no record of planning permission for this temporary building and so its presence on the site should not be a factor in the determination of this application. That said, it is considered that the proposed development is of a high standard of design in its own right, and therefore there is no reason to object to the proposal on design grounds.

The site lies within an area allocated for 'Green Lung' purposes in the adopted Local Plan.

Policy EC8 states the Council will seek to protect the Green Lung from development that would adversely affect its open character, wildlife or amenity value. This is generally consistent with section 11 of the NPPF, which seeks to protect areas of wildlife importance, create green networks and ensure that health and residential amenity are not adversely affected by pollution risk.

This area of the site is currently used for the standing of a temporary building, with the surrounding area being used for car parking. As such it is not considered that the proposal would adversely affect wildlife or the amenity value of the land. The construction of an extension to the clubhouse could be said to affect the openness of the land, however the building envelope would not be significantly enlarged by the proposal and it is not considered that it would prevent this part of the Green Lung from fulfilling its function of providing a buffer between residential properties and hazardous installations.

It may of course also be argued that the enhancement of the facilities on the site enhances the recreational value of the site and as such the proposal would be consistent with the amenity aspirations of the site.

On the basis of these considerations it is not considered that there can be an objection to the proposal under Policy EC8.

The proposal seeks to enhance the facilities available on the site to persons already present and would not in themselves result in greater numbers of people attending the site. As a consequence, it is not considered that the proposal would generate a need for additional parking.

The proposed extension could be said to remove an area of land with the potential to be used for car parking, however this area currently has a temporary building on it so has not been used for parking for some time.

No objection is raised to the proposal on the basis of parking provision.

## **Conclusion**

The proposed extension to the clubhouse is considered to be of satisfactory design and would not have any other adverse impact on the character and appearance of the area or the amenity of other land users.

The proposal raises no implications in respect of parking provision.

I have taken all other relevant matters but none are sufficient to outweigh the considerations that led to the recommendation.

My **RECOMMENDATION** is: APPROVAL, subject to the following conditions:

1. CON2
2. CON16
3. CON100
4. CON101

## Item 2

**Application Number:** CPT/512/13/FUL

**Address:** ACEAN BUILDING FORMERLY THE WAREHOUSE, BEECH ROAD, HADLEIGH.  
(St. James Ward)

**Description of development:** DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF PART THREE/PART FOUR STOREY BUILDING CONTAINING 19 FLATS WITH ASSOCIATED PARKING AND LANDSCAPING

**Applicant:** DOVE JEFFERY HOMES LTD

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Members will recall that at the meeting of the Development Control Committee held on the 5<sup>th</sup> December 2013, planning permission was granted for the provision of 19 flats on land known as 'Acean Building', Beech Road, subject to the applicants entering into a S106 agreement with the Local Authority to secure both the Deed of Nomination Rights and the security of the affordable units in perpetuity.

The delivery of the proposal relied on funding being provided by the Homes and Communities Agency (HCA), which has recently expressed some reluctance to engage in schemes which are dependent on S106 agreements. Discussions are ongoing, however, in order to facilitate the development of the site in accordance with the approved plans and achieve the affordable housing it offers at the earliest opportunity, it is considered appropriate to consider alternative means of achieving the objectives of the S106 agreement, which were to secure control over the occupation of the units and the security of the affordable units in perpetuity.

On reflection it is considered that these objectives can be achieved through the imposition of conditions on the grant of consent.

It is therefore proposed to replace the requirement for a S106 Agreement with the following conditions:

1. The proposed development shall comprise social rented and shared ownership affordable properties only, as defined in Annex 2 of the National Planning Policy Framework, or any future guidance that replaces it, and as described in the submitted planning statement dated September 2013 and referenced C13019.

REASON: In order to ensure the provision of affordable housing on this site.

- 2 No units shall be occupied until the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing and the occupancy criteria to be adopted for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced, have been submitted to and approved by the Local Planning Authority.

REASON: To secure the provision of affordable housing on the site and to ensure a satisfactory standard of control over the occupation of the affordable unit.

3. The proposed development shall only be constructed in accordance with the approved drawings nos. 12.128 200 Rev A, 12.128 201 Rev A, 12.128 202 Rev B, 12.128 203 Rev A, 12.128 204 Rev A, 12.128 205, 12.128 206 and 12.128 L.01, from which there shall be no departure without the prior formal consent of the Local Planning Authority.

REASON: In order to ensure the provision and retention of affordable housing units on this site.

These conditions will be added to all those previously identified as appropriate, as appears in the Schedule attached at Appendix 1 to this Agenda.

## **RECOMMENDATION**

That Members adopt the addition of the above conditions in place of the previously proposed S106 agreement to secure control over the provision, future occupancy and security of the affordable housing units in perpetuity, and that the requirement for a S106 agreement attached to planning application reference CPT/512/13/FUL be rescinded.

## **APPENDIX 1**

**Application Number:** CPT/512/13/FUL

**Address:** ACEAN BUILDING FORMERLY THE  
WAREHOUSE, BEECH ROAD, HADLEIGH.  
(St. James Ward)

**Description of development:** DEMOLITION OF EXISTING BUILDINGS AND  
ERECTION OF PART THREE/PART FOUR  
STOREY BUILDING CONTAINING 19 FLATS  
WITH ASSOCIATED PARKING AND  
LANDSCAPING

**Applicant:** DOVE JEFFERY HOMES LTD

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### **REVISED CONDITIONS**

1. The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.  
REASON: This condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The proposed development shall comprise social rented and shared ownership affordable properties only, as defined in Annex 2 of the National Planning Policy Framework, or any future guidance that replaces it, and as described in the submitted planning statement dated September 2013 and referenced C13019.  
REASON: In order to ensure the provision of affordable housing on this site.
3. No units shall be occupied until the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing and the occupancy criteria to be adopted for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced, have been submitted to and approved by the Local Planning Authority.  
REASON: To secure the provision of affordable housing on the site and to ensure a satisfactory standard of control over the occupation of the affordable unit.
4. The proposed development shall only be constructed in accordance with the approved drawings nos. 12.128 200 Rev A, 12.128 201 Rev A, 12.128 202 Rev B, 12.128 203 Rev A, 12.128 204 Rev A, 12.128 205, 12.128 206 and 12.128 L.01, from which there shall be no departure without the prior formal consent of the Local Planning Authority.  
REASON: In order to ensure the provision and retention of affordable housing units on this site.
5. Prior to the first construction of the development hereby approved a landscaping scheme shall be submitted to and formally approved by the Local Planning Authority. Such a scheme shall include tree and other planting

plans, written specifications, including cultivation and other operations associated with tree, plant and grass establishment, schedules of trees and plants, noting species, plant sizes and proposed numbers / densities, and the proposed times of planting.

REASON: To ensure a satisfactory development incorporating a degree of natural relief, in the interests of the amenities of the site and the surrounding area.

6. Prior to the first occupation of the development hereby approved all landscaping works shall be carried out in accordance with the approved landscaping scheme.

REASON: To ensure a satisfactory development incorporating a degree of natural relief, in the interests of the amenities of the site and the surrounding area.

7. Any tree contained within the approved landscaping scheme dying or being damaged, removed or becoming seriously diseased within 5 years of the date of this permission shall be replaced by a tree of a similar size and species by the applicant or the applicants successor in title, as formally approved by the Local Planning Authority.

REASON: To ensure a satisfactory development incorporating a degree of natural relief, in the interests of the amenities of the site and the surrounding area.

8. All trees and shrubs (including hedges) as identified on the plan returned herewith must be protected by chestnut paling fences to BS1722 Part 4, for the duration of the construction period, at a distance equivalent to not less than the spread of the tree from the trunk. No materials are to be stored or temporary buildings erected inside this fence. No changes in ground levels may be made within the spread of any tree or within 1m of any hedge or shrub within the identified areas without the prior formal consent of the Local Planning Authority.

REASON: To preserve the natural amenities of the site.

9. Prior to the first construction of the development hereby approved a scheme of surface water drainage shall be submitted to and formally approved by the Local Planning Authority. Such details shall include measures to prevent the discharge of surface water from the development onto the highway and contaminated water from entering the drainage system.

REASON: To ensure the provision of a satisfactory method of surface water drainage on the site.

10. The surface water drainage scheme as formally approved shall be implemented prior to the first occupation of the development hereby approved.

REASON: To ensure the provision of a satisfactory method of surface water drainage on the site.

11. Prior to the first construction of the development hereby approved a foul water strategy shall be submitted to and formally approved by the Local Planning Authority.

REASON: To ensure the provision of a satisfactory method of foul water drainage on the site.

12. The foul water strategy as formally approved shall be provided prior to the first occupation of the development hereby approved.  
REASON: To ensure the provision of a satisfactory method of foul water drainage on the site.
13. Prior to the construction of development on the site the applicant shall undertake and submit a detailed contamination investigation and risk assessment undertaken by competent persons. This investigation shall be undertaken in accordance with the “Essex Contaminated Land Consortium’s *Land Affected by Contamination: Technical Guidance for Applicants and Developers*” document. It shall, where necessary, identify required remediation measures and programmes along with consequent impacts on development phasing.  
REASON: To ensure that the site is currently in or is brought to a condition that poses an acceptable risk to future occupants, users, controlled waters, property and the greater environment from contamination in the soil and controlled waters. It also ensures that the site workers are not exposed to unacceptable risks from contamination during construction.
14. A scheme to bring the site to a suitable condition in that it represents an acceptable risk will be implemented prior to the commencement of construction works on the site. The scheme shall be submitted to the local planning authority for approval prior to commencement of construction works and shall be undertaken by competent persons and in accordance with the “Essex Contaminated Land Consortium’s *Land Affected by Contamination: Technical Guidance for Applicants and Developers*” document.  
REASON: To ensure that the site is currently in or is brought to a condition that poses an acceptable risk to future occupants, users, controlled waters, property and the greater environment from contamination in the soil and controlled waters. It also ensures that the site workers are not exposed to unacceptable risks from contamination during construction.
15. Should contamination be found that was not considered in the remediation scheme, it shall be made safe and reported immediately to the local planning authority. The site shall be assessed in accordance with condition 11 and a remediation scheme shall be submitted to, and approved by the local planning authority, prior to further works being undertaken in the area of identified contamination.  
REASON: To ensure that the site is currently in or is brought to a condition that poses an acceptable risk to future occupants, users, controlled waters, property and the greater environment from contamination in the soil and controlled waters. It also ensures that the site workers are not exposed to unacceptable risks from contamination during construction.
16. The developer shall notify the local planning authority in writing of impending completion of the remediation works within one month of the completion of the said works. Within 4 weeks of completion of such works a validation report undertaken by competent persons in accordance with the Essex Contaminated Land Consortium’s *Land Affected by Contamination: Technical Guidance for Applicants and Developers* document, related to the agreed remediation measures shall be submitted to the local planning authority for approval.  
REASON: To ensure that the site is currently in or is brought to a condition that poses an acceptable risk to future occupants, users, controlled waters,

property and the greater environment from contamination in the soil and controlled waters. It also ensures that the site workers are not exposed to unacceptable risks from contamination during construction.

17. The developer shall submit to the Local Planning Authority a signed certificate to confirm that the remediation works have been completed in accordance with the documents detailed in condition 11 above.

REASON: To ensure that the site is currently in or is brought to a condition that poses an acceptable risk to future occupants, users, controlled waters, property and the greater environment from contamination in the soil and controlled waters. It also ensures that the site workers are not exposed to unacceptable risks from contamination during construction.

(Note: This certificate is found in Appendix 3 of the Essex Contaminated Land Consortium's *Land Affected by Contamination: Technical Guidance for Applicants and Developers* document).

18. Prior to the first occupation of the development hereby approved details of the number, location and design of visitor cycle parking facilities shall be submitted to and formally approved by the Local Planning Authority.

REASON: In order to ensure appropriate and conveniently located cycle parking is provided, at a level commensurate with the level of development proposed.

19. The visitor cycle parking as formally approved shall be provided prior to the first occupation of the development hereby approved and permanently retained thereafter.

REASON: In order to ensure appropriate and convenient cycle parking is provided for the development proposed.

20. Within one month of occupation of each residential unit, the developer shall provide and implement a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include 10 All Essex Scratchcard Tickets. Confirmation of the issue of the Residential Travel Information Pack and scratch-cards shall be submitted to the Planning Authority within three months of the date of issue.

REASON: In the interests of encouraging modal shift and reducing the need to travel by car and promoting sustainable development and transport.

21. The car parking and cycling spaces provided on the site shall be retained solely for that use and for no other purpose whatsoever without the formal planning consent of the Local Planning Authority.

REASON: To ensure the retention of adequate on site car parking facilities to meet the Councils adopted standards for the amount of accommodation to be provided on the site.

22. Prior to first use of the balconies, the balcony screening shall be formed of glazed panels obscured to at least Level 3 on the Pilkington Scale and permanently retained as such.

REASON: In the interests of visual amenity.

23. The external surfaces of the development hereby approved shall be treated in accordance with the submitted schedule of finishes from which there shall be no departure without the prior formal consent of the Local Planning Authority.

REASON: To ensure a satisfactory form of development in sympathy with the existing development and the character of the surrounding area.

24. No materials associated with the development hereby permitted shall be placed within the highway limits or within the car parking and servicing areas of adjoining development.

REASON: To ensure that the highway and adjoining car parking areas are not obstructed during the construction period in the interest of highway and pedestrian safety and the amenity of adjoining residents, in accordance with Policy EC2 of the adopted Local Plan.

25. Throughout the duration of the demolition and construction phases of the development hereby approved, suitable areas for the purposes of loading/unloading and manoeuvring of all vehicles visiting the site shall be provided within the site for that sole purpose.

REASON: To ensure that appropriate loading/unloading facilities are available within the site in the interest of highway and pedestrian safety and the amenity of the occupiers of the adjoining development.

26. CON 101 APPLICATION APPROVED WITHOUT AMENDMENT

27. CON 100 PARTY WALL etc. ACT NOTE.

#### ADVISORY NOTES

##### Contamination

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy formed under the Environmental Protection Act 1990.

The site is suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

The local planning authority has determined the application on the basis the information made available to it.

##### Advisory Informative for the Control of Pollution during Construction & Demolition Works

The following information is intended as guidance for applicants/developers and construction firms. In order to minimise potential nuisance to nearby existing residents caused by construction and demolition works, it is recommended that the following guidelines are followed. Adherence to this advisory note will significantly reduce the likelihood of enforcement action under nuisance legislation (Environmental Protection Act 1990). The Service will impose controls on working hours under the Control of Pollution Act 1974 should prior consent not be sought.

##### Noise Control

1. Working hours to be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays unless agreed otherwise in writing by the LPA.

2. The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228:1984.
3. Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.
4. The use of barriers to mitigate the impacts of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.

#### Emission Control

1. All waste arising from the ground clearance and construction processes to be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.
2. No fires to be lit on site at any time.
3. All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.
4. All building materials shall be stored within the site.

## **APPENDIX 2**

### **Standard Conditions**

<b>CON1</b>	Outline Time Limit and Reserved Matters
<b>CON2</b>	Full Application Time Limit
<b>CON3</b>	Vehicular Access Visibility Splay
<b>CON4</b>	Junction Visibility Splay
<b>CON5</b>	Screen Wall / Fencing
<b>CON6</b>	Submission of Evergreen Hedge details
<b>CON7</b>	Implementation of Evergreen Hedge
<b>CON8</b>	Retention of Trees
<b>CON9</b>	Submission of Landscaping Scheme
<b>CON 10</b>	Implementation of Landscaping Scheme
<b>CON 11</b>	Maintenance of Landscaping Scheme
<b>CON 12</b>	Submission of Tree Planting Scheme
<b>CON 13</b>	Implementation of Tree Planting Scheme
<b>CON 14</b>	Maintenance of Tree Planting Scheme
<b>CON 15</b>	Schedule of External Surfaces
<b>CON 16</b>	Materials to Harmonise With Existing
<b>CON 17</b>	Submission of Materials
<b>CON 18</b>	Implementation of Materials
<b>CON 19</b>	Submission of Hardsurfacing Details
<b>CON 20</b>	Implementation of Hardsurfacing
<b>CON 21</b>	Pd Rights Removed Small Site
<b>CON 22</b>	Pd Rights Removed Relationship With Other Buildings
<b>CON 23</b>	Pd Rights Removed Green Belt
<b>CON 24</b>	Demolition of Existing Dwelling
<b>CON 25</b>	Forecourt Depth Unclassified Roads
<b>CON 26</b>	Forecourt Depth Classified Roads
<b>CON 27</b>	Protection of Trees
<b>CON 28</b>	Retention of Parking Spaces
<b>CON 29</b>	Obscure Glazed Non Opening Windows
<b>CON 30</b>	Luminance Control Highway Safety
<b>CON 31</b>	Luminance Control Residential Amenity
<b>CON 32</b>	Levels Submission
<b>CON 33</b>	Levels Implementation
<b>CON 34</b>	Filter Details Submission
<b>CON 35</b>	Filter Details Implementation
<b>CON 36</b>	Ecological Survey Submission
<b>CON 37</b>	Ecological Survey Implementation
<b>CON 38</b>	Badger Survey Submission
<b>CON 39</b>	Badger Survey Implementation
<b>CON 40</b>	Bat Survey Submission
<b>CON 41</b>	Bat Survey Implementation
<b>CON 42</b>	Balcony Terrace Screen
<b>CON 43</b>	Annexe Only Not Independent Dwelling
<b>CON 44</b>	Extension Only Not Independent Dwelling
<b>CON 45</b>	Vehicular Crossover Widening
<b>CON 46</b>	New Vehicular Crossover
<b>CON 47</b>	Tree Works In Accordance With British Standards
<b>CON 48</b>	Tree Works Supervision
<b>CON 49</b>	Environment Agency Desktop Study
<b>CON 50</b>	Environment Agency Implementation of Pollution Control

<b>CON 51</b>	Storage of Building Materials within the site.
<b>CON52</b>	Submission Of Flood Response Plan.
<b>CON53</b>	Enactment Of Flood Response Plan
<b>CON54</b>	Provision Of Badger Ramp.
<b>CON55</b>	Badgers - Hand Digging Of Foundations.
<b>CON 56</b>	Protection Of Badgers - Changes In Levels.
<b>CON57</b>	Badgers – Pathways.
<b>CON58</b>	Badgers - Security Fencing.
<b>CON59</b>	Travel Scratch cards.
<b>CON60</b>	Hydrodynamic and Hydrostatic Pressure
<b>CON61</b>	Flood resistant and resilient construction
<b>CON62</b>	Flood resistance and resilience measures – Implementation

### **Informatives**

<b>CON 100</b>	Party Wall Etc. Act Note.
<b>CON101</b>	Application Approved Without Amendment
<b>CON102</b>	Application Approved Following Revisions
<b>CON103</b>	Application Refused Following Discussion - No Way Forward
<b>CON104</b>	Application Refused With Discussion - With Way Forward
<b>CON105</b>	Application Refused Without Discussion