

TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/0017/91

Mr H Hodgskiss  
College Farm, Marsworth  
Nr Tring  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land off Lukes Lane, Gubblecote, Tring,

ERECTION OF FARMHOUSE

Your application for *full planning permission* dated 07.01.1991 and received on 07.01.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

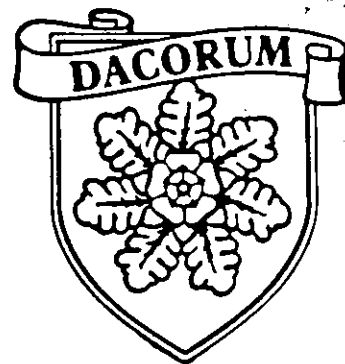
Director of Planning.

Date of Decision: 18.04.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0017/91

Date of Decision: 18.04.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.
3. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
4. The dwelling shall not be occupied until the access, parking and turning area shown on plan no 4/0017/91FL, drawing no (P)002A shall have been laid out and constructed and they shall be retained for such uses thereafter.
5. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the administrative areas of the Dacorum Borough Council or the Aylesbury Vale District Council, in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.
6. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

REASONS:

1. To comply with the requirements of s.91 of the Town and Country Planning Act 1990.
- 2-3 To maintain and enhance visual amenity.
4. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and to ensure that vehicles may enter and leave the site in forward gear.



REASONS APPLICABLE  
TO APPLICATION: 4/0017/91 (CONT'D)

Date of Decision: 18.04.1991

5. The erection of dwellings in the countryside is contrary to the local planning authority's general planning policy for the area, and were it not for the special agricultural justification which has been established in this instance, the development would not be permitted.
6. To ensure a satisfactory appearance.