

Town Planning 4/53/87
Ref. No.

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

To Mr T J Batchelor
Innisfree
Tinkers Lane
Wigginton
Tring, Herts

IMPORTATION OF CLEAN RUBBLE AND SPOIL OR OTHER INERT
WASTE, SUBSOIL AND TOPSOIL TO INFILL DELL HOLE
.....
at SMARTS WOOD, ROSSWAY LANE
NEAR BERKHAMSTED, HERTS

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 6 JANUARY 1987 and received with sufficient particulars on 6 MAY 1987 and shown on the plan(s) accompanying such application, subject to the following conditions:--

- (1) The development to which this permission relates shall be begun within a period of years commencing on the date of this notice.

See attached Schedule of Conditions 1-23

SCHEDULE OF CONDITIONS NUMBERED 1 TO 23 ATTACHED TO THE
PLANNING PERMISSION ISSUED UNDER HCC APPLICATION NUMBER 4/53-87
FOR THE IMPORTATION OF CLEAN RUBBLE AND SPOIL OR OTHER INERT
WASTE, SUBSOIL AND TOPSOIL TO INFILL DELL HOLE FOR TREE
PLANTING. SMARTS WOOD, ROSSWAY LANE, NEAR BERKHAMSTED, HERTS

- 1 The development to which the planning permission relates shall be completed by 31st December 1988, and all operations (excluding those related to planting and after-care) authorised or required by this permission shall be completed by that date to the satisfaction of the Local Planning Authority.
- 2 The use of land authorised by this planning permission shall, except where modified by condition, be undertaken in accordance with a restoration scheme and scheme of working to be submitted for the approval of the Local Planning Authority within 3 months of the date of this decision. The scheme shall include details of the management of the site, detailed plans indicating the finished height of Area A on the attached plan and details of gradient, tree and landscape planting, and the heights and materials of all fences, gates and other enclosures, and no part of the operations provided for therein shall be omitted, except with the prior consent in writing of the Local Planning Authority.
- 3 The landscaping scheme as required by Condition 2 shall form part of the restoration scheme as a whole and shall indicate
 - i what trees, shrubs and/or hedges are to be retained and planted together with details of species and the method of planting to be adopted;
 - ii the measures that are to be taken to protect existing trees and new planting work from natural or other damage and these shall include adequate staking and guarding of trees to the satisfaction of the Local Planning Authority;

Any of the planting so carried out which dies within five years of its planting shall be replaced to the reasonable satisfaction of the Local Planning Authority within a period of six months.

- 4 The existing trees on the northern and eastern side of Area A shall be retained.
- 5 Imported material shall be restricted to topsoil only and no further rubble, spoil, inert waste or subsoil shall be imported to the site.
6. Only sufficient topsoil shall be imported to provide a 6" cover over Area A on the attached plan to improve the surface, to allow the area to be used for forestry planting.
- 7 Except with the previous written consent of the Local Planning Authority, no operations authorised by this permission shall be carried out other than during the following period:

08.00 - 05.30
08.00 - 12.30

Mondays to Fridays
Saturdays

- 8 The total number of lorry visits to the site in any one day in connection with the infilling operation shall be limited to 8 (16 movements) unless otherwise agreed in writing with the Local Planning Authority.
- 9 Fly-tipped waste presently dumped on the land shall be removed to an authorised site.
- 10 No indigenous or imported topsoil, subsoil or other soil-forming materials shall be sold or otherwise taken off the site.
- 11 Topsoil shall only be handled when dry and friable, and then with a minimum of working and compaction. Soil handling and restoration operations shall only be carried out during the period May to September, unless approved otherwise by the Local Planning Authority.
- 12 Following the placement of soil in Area A the track area and other areas of compacted land not required for the future management of the wood, shall be thoroughly ripped. All rocks, stones and other solid objects in excess of 75 mm on the surface following ripping shall be removed from the site (together with any other waste trash material stored on the land) to an authorised site.
- 13 Adequate precautions, to the reasonable satisfaction of the Local Planning Authority, shall be taken at all times for the drainage of the land and the drainage of the adjoining land shall not be interrupted or affected by the operations hereby permitted. The applicant shall take steps to control adequately water draining off the site, and ditches or drains shall be provided if considered necessary and in positions first to be approved by the Local Planning Authority.
- 14 There should be no direct drainage from the infill area to any watercourse.
- 15 Plant machinery and vehicles shall seek to minimise the compaction of the relaid soils by not traversing on the relaid and restored area, except in connection with restoration and cultivation operations.
- 16 Adequate wheel-cleaning equipment shall be provided at the site and measures shall be taken to ensure that mud or other debris arising from the site shall not be deposited on the public highway.
- 17 During periods of dry weather, adequate steps shall be taken to suppress dust to the satisfaction of the Local Planning Authority.
- 18 No scrap or redundant plant, equipment or vehicles shall be stored on the site.



- 19 At all times the site shall be operated and maintained in a safe and tidy manner to the satisfaction of the Local Planning Authority.
- 20 Adequate precautions shall be taken at all times to the reasonable satisfaction of the Local Planning Authority, to prevent unauthorised access to the site, and the site shall be fenced and gated to the satisfaction of the Local Planning Authority.
- 21 Any fuel oil tank used on the site shall be located with a bund wall or other liquid-holding container capable of containing 110% of the volume of the tank.
- 22 All plant, hardstandings, machinery haul roads and access roads no longer required in connection with the operations and the future forestry use of the land, shall be removed from the land within one month of the completion of the works of tipping.
- 23 Noise from the operations relating to the tipping of waste material conducted on the site shall not exceed a peak value of 70dB(A) at the site boundary, and in addition the existing ambient noise level (ie L90) shall not be raised by more than 5dB(A). Measurements shall be made at a height of 1.2 metres and at least 3.6 metres away from any walls or other reflective surfaces of an inhabited building which face the site. All noise measurements shall be carried out using either a sound level meter to BS 4197 set on slow response, or an equivalent noise level meter.

Reasons for Conditions

Conditions 1-7, 9-12, 15, and 17-23

To ensure that an orderly programme of operations and restoration is carried out in the interests of public health and safety and the rehabilitation of the ancient woodland flora and that the adverse effects on local amenity will be kept to a minimum and that the complete restoration of the land is achieved to a beneficial use.

Conditions 13 and 14

To ensure that the drainage of the site and adjoining land are not adversely affected.

Conditions 8 and 16

In the interests of public safety, and so that there shall be the least possible adverse effect upon the free and safe flow of traffic in the vicinity of the site.

