

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To Commission for the New Towns
Glen House
Stag Place
Victoria, London SW1E 5AJ

R Cole RIBA MRTPI
Head of Planning & Architectural
Services, Commission for the
New Towns, Glen House, Stag Place,
Victoria SW1E 5AJ

Residential development, roads and
sewers (outline)
at Land off Gadebridge Lane
Hemel Hempstead, 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order 1972 - 81 the development proposed by you in your outline application dated 14 January 1987 and received with sufficient particulars on 19 January 1987 and shown on the plan(s) accompanying such application, subject to the following conditions:

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping, and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of 3 years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
(i) the expiration of a period of 5 years, commencing on the date of this notice.
(ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.
- (3) The landscaping details submitted in accordance with condition 1 hereof shall include indications of all existing trees and hedgerows on the land and details of those to be retained together with measures for their protection during development.
- (4) The landscaping details submitted in accordance with condition 1 hereof shall make provision for a 10 m wide woodland planting strip along the eastern boundary of the site where it abuts Gadebridge Park.

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

- 1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order 1977.
- 2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
- 3, 4 & 5). To ensure satisfactory landscape planting is carried out within a reasonable period.
- 6. To ensure the provision of children's play areas and Public Amenity areas.
- 7, 8 & 10). In the interests of highway safety.
- 9. To ensure the proper and satisfactory layout and development of the site.
- 11. To ensure the proper and satisfactory drainage of the site.

Public Notice
and
Advertisement

Chief Planning Officer
Date

Dated Sixth day of May 19

Signed.....

Designation CHIEF PLANNING OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Caxton House, Tenthill Street, London SW1H 9LZ) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(3) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provision of Part IX of the Town and Country Planning Act 1971.

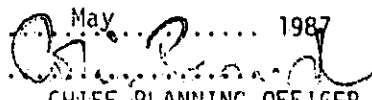
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 165 of the Town and Country Planning Act 1971.

(a) The statutory requirements are Part 1 of the Town and Country Planning (Development Management) Regulations 1974 (S.I. 1974 No. 29(1), 30(1), 67 and 74 of the year).

- (5) All planting, seeding or turring 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.
- (6) The details to be submitted in accordance with condition 1 hereof shall include provision for 0.6 ha of public amenity open space in addition to the woodland planting strip required by condition 4 above.
- (7) The junction of the proposed local distributor road with Gadebridge Road shall be provided with kerb radii of 10.5 m and shall include the provision of visibility sight lines of 4.5 m x 73 m in a southerly direction and 4.5 m x 90 m in a northerly direction within which there shall be no obstruction to visibility more than 600 mm above carriageway level.
- (8) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (as amended) there shall be no direct vehicular access to the main local distributor road.
- (9) The details to be submitted in accordance with condition 1 hereof shall include:-
- (a) plans, sections and details of the construction and layout of roads, footways, footpaths and street lighting;
 - (b) plans, sections and details of the construction and layout of foul and stormwater drainage;

and no dwelling hereby permitted shall be occupied until those parts of the roads, footways, footpaths (with the exception of final surfacing), foul and stormwater drainage serving it shall have been constructed in accordance with the approved plans. Such residual surfacing shall be carried out within six months of the said occupation of the dwellings which the roads, footpaths, and footways serve or such longer period as the local planning authority may approve.

- (10) The details referred to in conditions 1 and 9 (a) hereof shall be constructed in accordance with the specification of Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto) unless the local planning authority gives written consent to any other variation.
- (11) The details referred to in condition 9 (b) hereof shall be constructed in accordance with the specification "Sewers for Adoption" issued by the Water Authorities Association (or any amendments thereto) unless the local planning authority gives written consent to any other variation.

Dated Sixth day of May 1987
Signed 
Designation CHIEF PLANNING OFFICER