

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0113/93

Budget Rent A Car
41 Marlowes
Hemel Hempstead
Herts

Stratton Associates
7A Burkes Court
Burkes Road
Beaconsfield
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION
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County Autopoint, Queensway, Hemel Hempstead, Herts

CHANGE OF USE WORKSHOP TO VEHICLE HIRE & ANCILLIARY OFFICE

Your application for *full planning permission* dated 25.01.1993 and received on 28.01.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 11.03.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0113/93

Date of Decision: 11.03.1993

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

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. This permission only relates to the use of the parts of the site hatched yellow on Drawing No. B44 for vehicle hire and this use will only be carried out by 'Budget Rent A Car' unless an alternative named occupier is agreed in writing by the local planning authority.

Reason: The application is supported by a statement prepared on behalf of "Budget Rent A Car". This statement explains the operational requirements and effects of the approved vehicle hire use. Based upon the information provided there is no objection to the use by Budget Rent A Car for highway, traffic, parking or environmental reasons. Notwithstanding this, the use of the site by another operator may have different operational requirements to Budget Rent A Car and consequently the use by an alternative occupier may have different highway, traffic, parking and environmental effects which would require an appraisal by the local planning authority.

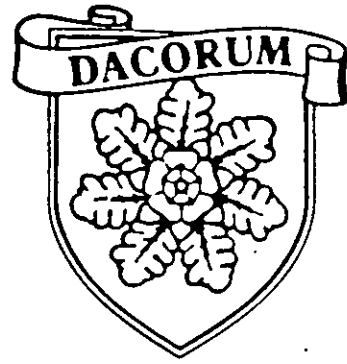
3. The permission hereby granted, in conjunction with Planning Permission 4/1086/92 granted on 16 October 1992 form together an alternative to and not in addition to, either wholly or in part of planning permission 4/0793/90. No part of planning permission 4/0793/90 shall be carried out if any part of the development hereby permitted or that which is the subject of planning permission 4/1086/92 has been implemented.

Reasons:

- (a) In the interest of safeguarding the residential amenity of the locality, in particular dwellings located opposite in Lower Adeyfield Road.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt as the grant of this permission is an alternative to planning permission 4/0793/90. It is to be implemented in conjunction with planning permission 4/1086/92 and not planning permission 4/0793/90.

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4. Before the use hereby permitted is commenced a scheme shall be submitted to and approved by the local planning authority showing signs which are to be displayed to ensure that users, with the exception of lorries delivering vehicles to the site, of the development hereby permitted enter the site from Lower Adeyfield Road and leave the site by using the egress onto Queensway, as shown by the annotated arrows indicated on Drawing No. B44; such signs shall be provided prior to commencement of the use and shall thereafter be permanently retained.

Reasons: (a) In the interests of safeguarding the residential amenity of the locality, in particular dwellings located opposite in Lower Adeyfield Road.

(b) In the interests of highways safety.

(c) For the avoidance of doubt.

(d) To ensure that vehicles may enter and leave the site in forward gear.

5. Notwithstanding the details shown on Drawing No. B44, the existing entrance shall be altered in accordance with a scheme to be submitted to and approved by the local planning authority showing a narrower width; the approved access shall be fully provided before the use hereby permitted is commenced and thereafter shall be permanently retained.

Reasons: (a) In the interests of safeguarding the residential amenity of the locality, in particular dwellings located opposite in Lower Adeyfield Road.

(b) In the interests of highways safety.

(c) For the avoidance of doubt.

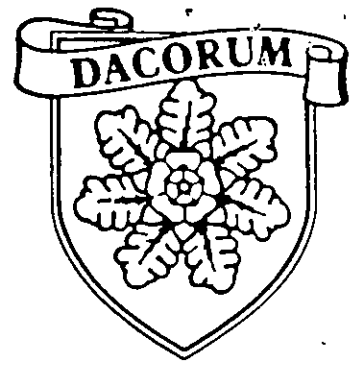
6. The vehicle hire use shall only operate between 0800 and 1800 on Mondays to Fridays and from 0800 to 1300 on Saturdays.

Reasons: (a) In the interests of safeguarding the residential amenity of the locality, in particular dwellings located opposite in Lower Adeyfield Road.

(b) For the avoidance of doubt.

7. The use shall not commence until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Reason: To satisfy the requirements of the National Rivers Authority to ensure the proper drainage of the site.



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8. The use hereby permitted shall not commence until parking spaces numbered 1-25 inclusively shown on Drawing No. B44 shall have been provided and they shall not be used thereafter otherwise than for the purposes approved and shall be permanently retained for such; all parking spaces shall measure 2.4 m in width.

Reasons: (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

(b) In the interests of highways safety.

(c) For the avoidance of doubt.

9. Notwithstanding the details shown on Drawing No. B44, the use hereby permitted shall not commence until details have been submitted to and approved by the local planning authority showing the parking layout of the areas for the petrol station and indicating the respective access available for non petrol retail parking and staff parking which shall be provided before the use hereby permitted is commenced and thereafter permanently retained for such purposes, with the area identified by signs on the site.

Reasons: (a) For the avoidance of doubt.

(b) In the interests of highways safety.

(c) In the interests of safeguarding the residential amenity of the locality in particular dwellings located in Lower Adeyfield Road.

(d) To ensure that the dual use of the site through the implementation of planning permissions 4/1086/92 and 4/0113/93 operate properly for the reasons stated above.

10. No more than 7 vans of the size specified in the report accompanying the planning application shall at any time be parked at the site.

Reasons: (a) In the interests of safeguarding the residential amenity of the locality in particular dwellings located in Lower Adeyfield Road.

(b) In the interests of highways safety.

(c) To ensure that the dual use of the site through the implementation of planning permissions 4/1086/92 and 4/0113/93 operate properly for reasons stated above.



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11. Prior to the commencement of the use hereby permitted elevational details of the proposed door shown to serve the vehicle hire building on Drawing No. B44 shall be submitted to and approved by the local planning authority.

Reason: (a) For the avoidance of doubt as no details have been submitted with the scheme as approved

(b) To safeguard the visual and residential amenity of the locality.

12. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of boundary treatment.

Reasons: (a) In the interests of safeguarding the residential amenity of the locality in particular dwellings located in Lower Adeyfield Road.

(b) In the interests of safeguarding the visual amenity of the locality.