



TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0148/92

Hunting Gate Dev.Ltd
PO Box 4444
Hitchin
Herts
SG4 0TB

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ex Flitwick Oil, Maxted Close, Hempstead.

ERECTION OF WAREHOUSE (B8) ACCESS ROAD AND PARKING

Your application for *full planning permission* dated 10.02.1992 and received on 10.02.1992 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 16.04.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0148/92

Date of Decision: 16.04.1992

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. The development hereby permitted shall be constructed in accordance with the schedule of materials submitted with application 4/0148/92 or such other materials as may be agreed in writing with the local planning authority.
3. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
4. Sight lines of 4.5 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
5. The kerb radii of the access shall be 10.5 m and shall include a pram/wheelchair crossing.
6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on plan 4/0148/92 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
7. 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.
8. 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.