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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning 4/0156/89

Ref. No.

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

2J21

To Mr & Mrs I Chignell
1 Stocks Garden Cottages
Stocks Road
Aldbury
Herts

Formation of vehicular access
.....
.....
at 1 Stocks Garden Cottages, Stocks Road, Aldbury
.....
.....

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 26 January 1989 and received with sufficient particulars on 25 January 1989 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 5 years commencing on the date of this notice.
- (2) The vehicular access hereby permitted shall not be brought into use until a turning space shall have been provided within the curtilage of the site to the satisfaction of the local planning authority and this space shall not be used thereafter otherwise than for the purposes approved.
- (3) The driveway shown on plan no 4/0156/89 and the turning space referred to in condition 2 shall be surfaced in pea shingle.
- (4) A hawthorn hedge shall be planted in the position shown on plan no. 4/0156/89 in the first planting season following the completion of the development and any part of the hedge which within a period of 5 years from the completion of the vehicular access dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with hedging of a similar 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. PLEASE TURN OVER

- (5) Concurrent with the construction of the access, visibility splays of 2.4 m x 60 m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) To ensure that vehicles may enter and leave the site in forward gear in the interests of highway safety.
- (3) In the interests of overall character of the site which is located within a rural area forming part of the Chilterns Area of Outstanding Natural Beauty.
- (4) In the interests of overall character of the site which is located within a rural area forming part of the Chilterns Area of Outstanding Natural Beauty.
- (5) In the interests of highway safety.

Dated..... 21 day of..... March 19..... 89

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 Secretary of State for the Environment, Marsham Street, London, S.W.1.) 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, to the provisions of the development order, and to any directions given under the order.

(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 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 provisions 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 169 of the Town and Country Planning Act 1971.