

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0168/92

Mr and Mrs J A Burne
The Bungalow
Cress Farm
Bourne End
HEMEL HEMPSTEAD
HP1 2RX

G Miles and Son Limited
School House
Great Ashfield
BURY ST EDMUNDS
Suffolk

DEVELOPMENT ADDRESS AND DESCRIPTION
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ENLARGEMENT OF CRESS BEDS TO FORM FISHERY LAKES

Cress Farm, Sharpes Lane, Bourne End, Hemel Hempstead

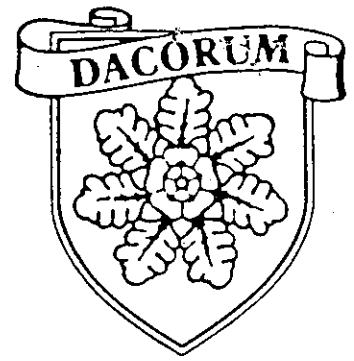
Your application for *planning permission* dated 13.02.1992 and received on 17.02.1992 has been **GRANTED**, subject to the conditions set out overleaf.



Director of Planning.

Date of Decision: 16.07.1992

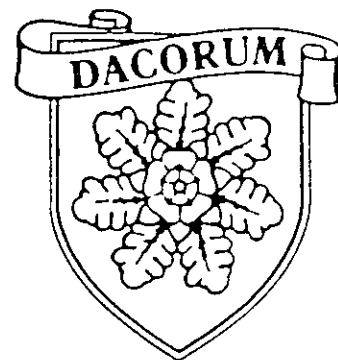
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0168/92

Date of Decision: 16.07.1992

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. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
3. Within three months of the commencement of work on the site, a scheme of landscaping, which shall include the position and species of all trees to be planted, shall be submitted for the approval of the local planning authority.
4. 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.
5. No material excavated during dredging and deepening operations shall be removed from the site, but shall be retained and stored for use in any landscaping scheme as may be approved by the local planning authority.
6. All existing surface soil to a maximum depth of twelve inches removed in the course of excavation shall be stripped separately and shall either be re-spread at once in accordance with the scheme approved under condition 3 hereof or be stored in a position to be agreed with the local planning authority until it can be re-spread.
7. No excavation works shall be carried out except between the hours of 0800 to 1900 Mondays to Fridays and 0900 to 1300 on Saturdays, and no working shall take place on Sundays or Bank Holidays.
8. The development hereby permitted shall not make any connection between the proposed lakes and the River Bulbourne or any other watercourse, and shall not cause any discharge into these watercourses during the construction of the lakes.



REASONS FOR CONDITIONS

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To maintain and enhance visual amenity.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity.
5. For the avoidance of doubt, and to ensure the proper landscaping of the site.
6. To ensure the proper development of the site.
7. To avoid undue disturbance to local residents.
8. To safeguard the water environment.