

4/0232/88DC/SR

Mr J Knapp

9 May 1988

RESIDENTIAL DEVELOPMENT OF 85 HOUSES AND
ACCESS ROAD; LAND AT WHEELERS LANE, HEMEL HEMPSTEAD.

I refer to the application made on behalf of Leisure Committee in respect of the above development. The matter was considered at the meeting of Development Control Committee on 28 April, when it was resolved that the development be carried out pursuant to Regulation 5(4) of the Town and Country Planning General Regulations 1976. This planning permission shall not be implemented other than in accordance with the following conditions:-

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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
3. The proposed development affects a public sewer and details of works to safeguard the sewer shall be submitted to and approved by the local planning authority prior to works commencing on site.
4. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.
5. The road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(NOTE: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.

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7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.
8. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.
9. 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.
10. 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.
11. 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.
12. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with plan no 11 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.


CHIEF PLANNING OFFICER