

Town-Planning Ref. No. 4/0245/83

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF  
IN THE COUNTY OF HERTFORD

DACORUM

To M6 Diesel Services Trading as  
Watling Street Filling Station,  
Watling Street,  
(A5) Flamstead,  
Herts.

McCarthy Bainbridge Partnership,  
2-5 Old Bond Street,  
London, W1X 3TD.

Petrol Filling Station  
at Watling Street Filling Station, Watling Street,  
Flamstead.

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 10th February, 1983 and received with sufficient particulars on 23rd February, 1983 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) 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) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (4) A brick-on-edge soldier course shall be provided at the level of the first floor around the exterior of the north, east and south sides of the two storey building hereby permitted.
- (5) The forecourt and parking area of the development hereby approved shall be laid out and surfaced to the satisfaction of the Local Planning Authority and shall thereafter be kept free from outside displays of

vehicles or goods, materials, refuse, obstructions, erections and structures other than the pump installations.

- (6) No cars, lorries or other vehicles whether new or second-hand shall be stored or displayed for sale on the site, whether inside or outside any buildings.
- (7) No repairs or any industrial processes shall be carried out on the site.
- (8) No dismantling of vehicles or storage of scrap shall take place on the site.

Continued ...

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) & (4) To ensure satisfactory appearance.
- (3) & (14) To maintain and enhance visual amenity.
- (5) & (6) In the interests of amenity.
- (7) (8) & (10) The site lies in a rural area beyond the Metropolitan Green Belt where such uses are not normally permitted.
- (9) To ensure proper development of the site.
- (11) To avoid the creation of a separate office use.
- (12) & (13) In the interests of safety and free flow of traffic on the trunk road.

Dated.....14th.....day of.....April,.....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.

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Conditions (Continued)

- (9) All sales of petrol from the existing petrol filling station shall cease when the facilities hereby permitted for petrol sales are first brought into use.
- (10) None of the land the subject of this permission nor any building hereby permitted shall be used for any purpose within Class III or Class IV or any of the special industrial groups as set out in the Town and Country Planning (Use Classes) Order 1972 or any amendments thereto.
- (11) The offices hereby permitted on the first floor of the building on the petrol filling station site shall be used only in association with the remainder of the development hereby permitted, and any development on the site of the existing filling station for the purposes of a diesel filling station, lorry park and cafe.
- (12) Nothing which may cause an obstruction to visibility exceeding one metre in height shall be placed within the areas hatched red on Drawing S13/1C.
- (13) The temporary exit to the A5 shown on Drawing S13/1C shall be permanently closed within one month from the date on which the improvement of the junction of Old Watling Street with the A5 is opened for use by vehicular traffic.
- (14) Within six months of the date referred to in Condition (13) hereof, the site of the temporary exit to the A5 shown on Drawing S13/1C shall be reinstated as a grass verge to the satisfaction of the Local Planning Authority.

Dated 14th day of April, 1983

Signed *Robin B. ...*

Designation CHIEF PLANNING OFFICER