

Town Planning	
Ref. No.	A/0305/84.....
Other	
Ref. No.	.....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF .....DACORUM.....  
IN THE COUNTY OF HERTFORD

To	M6 Diesel Services Trading as Watling Street Filling Station Watling Street (A5) Flamstead	McCarthy Bainbridge Partnership Brook House, South Park Road London SW19 8RR
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.....Vehicle Park --- Canopy, Cafe and Rest Room.....	Brief description and location of proposed development.
.....	
at ..... Watling Street Filling Station.....	
..... Watling Street .... Flamstead.....	

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 .....28.2.84..... and received with sufficient particulars on .....2.3.84..... 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 until a comprehensive scheme of landscaping, including existing trees, 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 the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (3) ~~The forecourt~~ and circulation area of the development hereby permitted 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 canopy supports and pump installations.

(continued on separate sheet)

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 maintain and enhance visual amenity.
- (3) In the interests of amenity.
- (4) In the interests of amenity.
- (5) The site lies in a rural area beyond the Metropolitan Green Belt where such uses are not normally permitted.
- (6) The site lies in a rural area beyond the Metropolitan Green Belt where such uses are not normally permitted.
- (7) In the interests of amenity.
- (8) The site lies in a rural area beyond the Metropolitan Green Belt where such uses are not normally permitted.
- (9) To ensure satisfactory development.
- (10) In order to establish a well defined pattern of movement in the area.
- (11) In order to establish a well defined pattern of movement in the area.
- (12) In the interests of highway safety.
- (13) In the interests of highway safety.

Dated.....9th.....day of.....July.....19.....84

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.

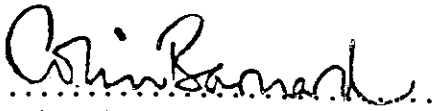
(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the 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.

- (4) No cars, lorries or other vehicles whether new or used shall be stored or displayed for sale on the site either inside or outside any buildings.
- (5) No repairs or any industrial processes shall be carried out on the site.
- (6) No dismantling of vehicles or storage of scrap shall take place on the site.
- (7) No work shall be started on the development hereby permitted until details of boundary treatment for the site shall have been submitted to and approved by the local planning authority.
- (8) None of the land the subject of this permission nor any building hereby permitted shall be used for any purpose within Class III, Class IV or Class X of any of the special industrial classes as set out in the Town and Country Planning (Use Classes) Orders 1972 and 1983 or any amendments thereto.
- (9) No work shall be started on the construction of the cafe building until details of the design, external appearance and materials of construction shall have been submitted to, and approved by, the local planning authority.
- (10) The existing right of way to Hill and Coles Farm shall be maintained at all times.
- (11) The proposed exit onto the A5 at the south-eastern end of the site shall be constructed to its boundary with Old Watling Street and the A5 and 'No Entry' signs shall be positioned in accordance with the requirements of the Department of Transport.
- (12) Kerbs shall be provided as shown on Drawing No. 992-5(TP)B.
- (13) All kerbing referred to in Condition 12 above and all means of access to and from the site, whether new or altered, shall be completed and brought into use before any other part of the development hereby permitted is commenced.
- (14) Before the diesel forecourt facilities hereby permitted are brought into operation, the screen fence and wall around the diesel storage tanks shall have been constructed and these screens shall be maintained at all times to the reasonable satisfaction of the local planning authority.
- (15) Until the date on which the improvement of the junction of Old Watling Street with the A5 is opened for use by vehicular traffic, the use of the access at the north-western end of the frontage to Old Watling Street shall be restricted to entry to the site only, and 'No Exit' signs shall be positioned within the site to the satisfaction of the local planning authority.

9th July 1984

Signed .....  .....  
Chief Planning Officer

Planning Ref. 4/0305/84

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

(14) In the interests of visual amenity.

(15) In the interests of highway safety.

9th July 1984



Signed .....

Chief Planning Officer.