

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0429/92

Margram PLC  
Suite 10  
1 St Albans Road  
Hemel Hempstead  
Herts

305 Management Services  
York House  
Valley Court  
Canal Road  
Bradford  
BD1 4SP

DEVELOPMENT ADDRESS AND DESCRIPTION

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Bourne End Lane/Stoney Lane, Bourne End

SERVICE AREA INCLUDING PETROL FILLING STATION, RESTAURANT, HOTEL AND ASSOCIATED CAR AND HGV PARKING. TOILET FACILITIES, PICNIC AREA, ACCESS ROADS. RELOCATION OF PUMPING STATION (REVISED SCHEME)

Your application for *outline planning permission* dated 06.04.1992 and received on 09.04.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

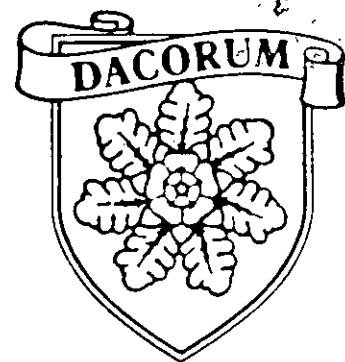
Director of Planning

Date of Decision: 02.06.1992

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0429/92

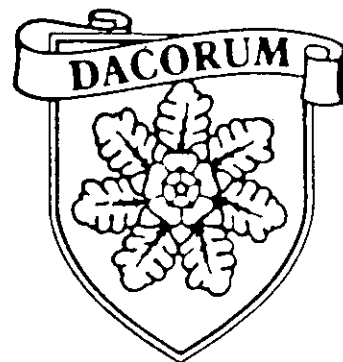
Date of Decision: 02.06.1992



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
  - (i) the expiration of a period of five years commencing on the date of this notice;
  - (ii) the expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
3. Details submitted in accordance with condition 1 above shall include:
  - (i) a survey of the site including levels, natural features, trees and hedges;
  - (ii) parking areas, loading and unloading facilities;
  - ((ii)) boundary treatment;
  - (iv) construction of drains and sewers.
4. No development other than the highway works hereby permitted shall be commenced in pursuance of the permission hereby granted unless and until:
  - (i) the Secretary of State for Transport has decided to construct the Berkhamsted Bypass and to implement authorisations granted by the A41 London - Birmingham Trunk Road (Berkhamsted Bypass Side Roads) Order dated 15 February 1990 and Line Order Number 283 of 1990 (Statutory Instruments);
  - (ii) a new highway has been constructed along the route of Stoney Lane as provided for in the A41 London - Birmingham Trunk Road (Berkhamsted Bypass Side Roads) Order 1990;
  - (iii) the said new highway has been constructed to include a roundabout junction serving the development as indicated on Drawing Number 2/89437/70 as prepared by Alan Boreham Association Limited.

CONDITIONS APPLICABLE  
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5. Before the development hereby permitted shall commence details should be submitted to and approved by the local planning authority of a method whereby construction traffic shall enter and leave the site without direct access to and from Bourne End Lane.
6. Facilities shall be made available on site for wheel washing of vehicles leaving the site. Such facilities shall be maintained at all times during construction to the satisfaction of the local planning authority.
7. No buildings constructed on the site shall exceed two storeys in height when measured from finished ground levels.
8. This outline permission is granted for a total of a maximum size of 100 bedrooms.
9. Details submitted in accordance with condition 1 above shall include vehicle parking provision within the site in accordance with guidelines adopted by the local planning authority.
10. The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds.

REASONS:

1. To comply with the requirements of Article 7 of the Town and Country Planning General Development Orders 1988.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. To ensure a satisfactory development.
4. The development is fully dependent upon the construction of the roadworks specified.
5. In the interests of highway safety.
6. In the interests of public safety and amenity.
7. To maintain and enhance visual amenity.
8. For the avoidance of doubt.
9. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
10. To ensure that reasonable facilities are made available to record archaeological evidence.