



PLANNING

Agent:

DAVID J WOOD
ARDENLEA ENTERPRISES LTD
AYLESBURY ROAD
PRINCES RISBOROUGH
BUCKS
HP27 OJP

Applicant:

M's A & M PEARSE
HILL & COLES FARM
FLAMSTEAD
ST ALBANS
HERTS
AL3 8HA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00448/97/FUL

**CONSTRUCTION OF FARM ROAD AND ACCESS TO CHAD LANE
HILL & COLES FARM, LONDON ROAD, FLAMSTEAD, ST. ALBANS, HERTS, AL3
8HA**

Your application for full planning permission dated 11 March 1997 and received on 17 March 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 1 August 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00448/97/FUL

Date of Decision: 1 August 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The first 4.5m of access road hereby permitted shall be constructed in accordance with the Specification of the Hertfordshire County Council.

Reason: In the interests of highways safety.

3. A 4.5 m x 35 m visibility splay shall be provided on the north side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2 m above the carriageway level.

Reason: In the interests of highways safety.

4. All soft landscape works shall be carried out in accordance with a scheme to submitted to and approved by the local planning authority within three months of the date of this permission. The approved landscaping scheme shall be implemented within the first planting season following the completion of the development. 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. 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 following year.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. Signs shall be erected on the farm track hereby approved warning drivers of the public footpath of a size and appearance and at a position to be agreed by the local planning authority prior to the track being brought into use.

Reason: In the interest of safety for pedestrians.