


 GEOFFREY STEELEY
 County Planning Officer

 DIRECTOR OF TECHNICAL SERVICES
 DACORUM BOROUGH COUNCIL.
 CIVIC CENTRE
 HEMEL HEMPSTEAD
 HERTS.

 Hertford : 54242
 Ext : 5613-5630
 Your ref :
 My ref : S/SAC/JW/4/580-84cc
 Date : 2 April 1985
 Please ask for : Mr S Christie

Dear Sir

THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976
DEEMED CONSENT

I, G C Steeley, County Planning Officer, hereby give notice pursuant to Regulations 5(4) and 6(2) of the Town and Country Planning General Regulations 1976, that the proposed Residential Development (in outline) on land fronting Chambersbury Lane, Leverstock Green, Hemel Hempstead in accordance with drawing No LA 5150/D

Application No:- 4/580-84cc is authorised subject to the following conditions:

SEE APPENDIX SHEET

For your records please note that deemed consent was granted for the above project by:

a) Delegated Chief Officer's Authority on... 2nd April 1985

Item No 332 : 1

~~XXXXXX~~ of the

Yours faithfully

Geoffrey Steeley
 County Planning Officer

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref.				Ack.	
C.P.O.	D.P.	T.C.	B.C.	Admin.	File
		✓ T1			
Received				16 APR 1985	
Comments					

APPENDIX 2

APPLICATION 4/580-84cc

CONDITIONS ATTACHED TO PLANNING PERMISSION

- 1) The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2)
 - a) 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 3 years commencing on the date of this notice.
 - b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - i) the expiration of a period of 5 years, commencing on the date of this notice.
 - ii) the expiration of a period of 2 years, commencing 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 of the last such matter to be approved by the local planning authority or by the Secretary of State.
- 3) The total number of dwellings shall not exceed 57.
- 4) The existing footpath adjoining the north eastern boundary of the site shall be maintained.
- 5) Details submitted in accordance with condition (1) of this permission shall provide for a footpath link from a point or points between positions A and B on the submitted plan, and points at the northern and eastern corners of the site.
- 6) 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.

- 7) The details submitted in accordance with Condition No.1 shall include boundary treatment, sewage disposal, facilities for children's play, refuse collection, details of roads, sewers and street lighting.
- 8) 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", and details of the finished surface of all roads (footways amenity areas, provision of lighting facilities) shall be submitted to, and approved by, the local planning authority before any work is commenced on site. The development hereby permitted shall be carried out in accordance with the details as so approved. (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).

REASONS

- 1) To comply with the provisions of the Town & Country Planning General Development Order 1977 and 1980.
- 2) To comply with the requirements of Section 42 of the Town & Country Planning Act 1971.
- 3) To accord with the approved housing policies of the District Plan.
- 4) To protect existing pedestrian routes in the interest of the Environment.
- 5) In the interest of Amenity.
- 6) To ensure satisfactory landscaping of the site in the interests of visual amenity
- 7) To enable the District Planning Authority to exercise proper control over the development.
- 8) In the interests of highway safety.

**4/0580/84CC. RESIDENTIAL DEVELOPMENT.
NORTH SIDE OF CHAMBERSBURY LANE, HEMEL HEMPSTEAD.
APPLICANT: HERTS COUNTY COUNCIL EDUCATION COMMITTEE**

DESCRIPTION - The Education Committee of the County Council is seeking deemed planning permission under Regulation 5 of the Town and Country Planning General Regulations for residential development of an area of land to the north of Chambersbury Lane measuring approximately 2.43 ha (6 acres). The land, which was originally designated for educational purposes (Secondary School), was included (in the modifications to the District Plan) as a site for residential development in the period 1981-86. This modification was incorporated into the proposals map for the district finally adopted in January this year. A further 0.46 ha (1.4 acres) of land to the NW adjoining the North End Farm Estate is likely to be acquired by the Housing Committee of this Council and will take access direct from North End. The application site will eventually be disposed of for private development and will take access from Chambersbury Lane.

POLICIES

County Structure Plan	:	Policies 11A, 11B, 11C and 11D
Dacorum District Plan	:	Within Urban area and indicated for residential purposes Policies 18, 19, 63 and 66

REPRESENTATIONS

Director of Technical Services	:	Would hope that as much as possible of the site should be served from North End. For any access from Chambersbury Lane there should be a Section 52 Agreement requiring widening of the lane from the junction with Northend to the NW of No. 351 Chambersbury Lane.
Leverstock Green Village Association	:	There is considerable concern regarding an increase in traffic on Chambersbury Lane and the subsequent danger at the junction with Bedmond Road. It is suggested that no further development should be permitted without a re-appraisal of road layout in the area.

Letters of objection have been received from 6 local residents, mainly in The Horseshoe, who are concerned for the following reasons:-

- (a) The area is currently used as a recreation area by local children and is, in fact, the subject of a covenant to this effect. The land should be retained for this purpose.
- (b) Additional congestion on an already overloaded Chambersbury Lane
- (c) Interference with privacy and existing long distance views
- (d) Loss of property value

CONSIDERATIONS - The land, part of which has been used by a local football club, is generally in an unmaintained state and is fairly well used for recreational purposes by children from surrounding houses. The land has been allocated for residential purposes on the District Plan on the understanding that some form of access would be required from Chambersbury Lane. No indication of likely density has been suggested although in the modifications to the District Plan a figure of 70 dwellings was thought to be appropriate. The question of access is clearly a matter of some concern, although the Director of Technical Services has no objection in principle, providing Chambersbury Lane is widened. It is understood, however, that the County Surveyor has expressed some reservations in this respect.

RECOMMENDATION - That the County Education Committee be informed that, subject to the agreement of the County Surveyor regarding the widening of Chambersbury Lane, the Council does not propose to raise objections to deemed consent being claimed under Regulation 5(4) of the Town and Country Planning General Regulations. It is recommended that any subsequent Planning Permission granted should include the following conditions:-

- (1) See note *
- (2) See note Q
- (3) See note L/S
- (4) The details submitted in accordance with Condition No. 1 shall include boundary treatment, sewage disposal, facilities for children's play, refuse collection, details of roads, sewers and street lighting.
- (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", and details of the finished surface of all roads (footways, amenity areas, provision of lighting facilities) shall be submitted to, and approved by, the local planning authority before any work is commenced on site. The development hereby permitted shall be carried out in accordance with the details as so approved. (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.)

* * *

1. C.C. be informed that Council objects
on prematurely pending widening
But no objection if undertaking given prior to
grant of permission.