

Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00581/03/FUL

FLAMSTEADBURY FARM, FLAMSTEADBURY, REDBOURN, ST. ALBANS, AL3
7DJ

CONSTRUCTION OF AGRICULTURAL GRAIN STORE TO REPLACE FIRE
DAMAGED BARN

Your application for full planning permission dated 14 March 2003 and received on
17 March 2003 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 08 August 2003

CONDITIONS APPLICABLE TO APPLICATION: 4/00581/03/FUL

Date of Decision: 08 August 2003

- 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. Notwithstanding the details submitted with the application this permission does not relate to the use of the specified materials and no development shall take place until samples of the materials proposed to be used on the external walls and roofs of the development have been submitted to, and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To safeguard the visual character of the Landscape Development Area and the Green Belt.

- 3. The building shall only be used for an agricultural grain store or for an alternative agricultural use directly in conjunction with the use of the land holding of Flamsteadbury Farm shown hatched yellow on Plan No.4/00581/03 received on 5 August 2003. In the event that the building becomes redundant to agricultural purposes the building shall be demolished and permanently removed from the site within 6 months of the date of its last use unless otherwise agreed in writing by the local planning authority.**

Reason: The local planning authority has granted planning permission for the building in order to serve the specific modern operational requirements of this longstanding farm, which have been comprehensively assessed by Hertfordshire County Council Land Agent. The local planning authority needs to ensure that in the future the building is used for agricultural purposes within the Green Belt given that already other farm buildings at the site have been reused for non agricultural purposes.

- 4. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.**

Reason: To safeguard the visual character of the Landscape Development Area and the Green Belt.

- 5. The plans and particulars submitted in accordance with condition 4 above shall include details of the size, species, and positions or density**

of all trees to be planted, and the proposed time of planting.

Reason: To safeguard the visual character of the Landscape Development Area and the Green Belt.

6. **No development shall take place until details of the slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land including the ridge levels of the adjoining existing buildings have been submitted to and approved in writing by the local planning authority. The building shall be constructed with the approved slab levels.**

Reason: To safeguard the visual character of the Landscape Development Area and the Green Belt and for the avoidance of doubt

7. **No work shall be started on site until details of the site drainage have been submitted to and approved in writing by the local planning authority. The development shall be carried out fully in accordance with the approved details and thereafter the approved scheme shall be retained at all times. No soakaways shall be constructed on any contaminated land.**

Reason: To ensure that the site drainage is acceptable and prevent any pollution.

8. **No work shall be started on any part or parts of the development hereby permitted until either:**

(a) there has been submitted to the local planning authority in respect of that part or parts of the development evidence that:

(i) there is no contamination of the land or groundwater of landfill gas in the land comprising that part or parts to be developed;

and

(ii) there is no likelihood that such contamination will occur of the land comprising that part or parts of the development as a result of development of other part or parts of the land the subject of this permission;

and the local planning authority have confirmed in writing that such evidence as submitted is acceptable;

OR

(b) a scheme has been submitted to and approved by the local planning authority indicating the extent of contamination of the land and/ or groundwater in the land comprising the part or parts of the development and the means by which such contamination is to be controlled or removed;

and no part or parts of the development shall be carried out other than

in accordance with the approved plans.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

9. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within Part 6 Class A of the Order shall be carried out without the prior written approval of the local planning authority within the other land associated with the agricultural holding as shown hatched on Plan No 4/00581/03 received on 5 August 2003.**

Reason: To enable the local planning authority to retain control over the development on the agricultural holding. The grant of planning permission for this specialist agricultural building should for the immediate future safeguard the land associated with the agricultural holding from further development pressures for agricultural purposes. This is in the interests of safeguarding the openness of the Green Belt and the landscape quality of the Landscape Development Area.

10. **No external lighting shall be installed at the building hereby permitted except in accordance with details which shall have been submitted to and approved in writing by the local planning authority. Any scheme shall be installed and thereafter retained fully in accordance with the approved details.**

Reason: In the interests of safeguarding the visual character of the Landscape Development Area and the Green Belt. area, highway safety, crime prevention and the local environment.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991-2011

Policies 1, 2, 5, 18, 22, 25, 29, 39, 40, 41, 44 and 57

Hertfordshire Structure Plan Alterations 2001-2016 Deposit Draft Version

Policies 1, New Policy (Making development more sustainable), New Policy (Design and quality of development), 2, 5, New Policy (Accessibility For People with Disabilities), 18, 22, 25, 29, New Policy (Protection of Soil), 40, 41, New Policy (Landscape Character), New Policy (Visual Amenity) and 57

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3, 8, 9, 10, 49, 54, 59, 89, 92, 93 and 95

Part 5 Environmental Guidelines

Sections 1, 2, 3(vi)(vii), 4, 5, 6, 7, 8 and 15

Dacorum Borough Local Plan - 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9,10,11,50, 52, 55, 59, 64,95,98,99,101 and 106

Part 5 Environmental Guidelines

Sections 1,2, 3(vi)(vii),4, 5, 6, 7,8 and 15

INFORMATIVE NOTES

1. It is recommended that the design of new building incorporates features to facilitate/accommodate access for bats.
2. Before commencement of construction it is recommended that Hertfordshire Fire & Rescue Service is contacted relating to its requirements.