

Town Planning

Ref. No. 4/0583/85

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To Mr P Latchford  
38 Crouchfield  
Boxmoor  
Hemel Hempstead

Wm F Johnson & Partners  
39A High Street  
Hemel Hempstead

..... Production and bottling plant for wine and vehicular ..  
..... access ..  
at Frithsden Vineyard, Roman Road, Frithsden ..

Brief  
description  
and location  
of proposed  
development.

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 14th May 1985 and received with sufficient particulars on 15th May 1985 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) Wine shall only be produced and bottled in the agricultural/processing/storage building hereby permitted from grapes grown in the site and from no other grape juice.
- (3) There shall be no retail sales from the site whatsoever other than wine produced on the site.
- (4) Retail sales shall only take place between the hours of 1000-1900 daily.
- (5) The part of the agricultural/processing/storage building used for bottling wine shall be soundproofed in accordance with a scheme to be agreed with the local planning authority.

Cont.d...

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 preserve the amenities of this quiet rural area.
- (3) To preserve the amenities of this quiet rural area.
- (4) To preserve the amenities of this quiet rural area.
- (5) To prevent noise nuisance to local residents.
- (6) To ensure satisfactory screening to the site.
- (7) To ensure satisfactory screening of the site.
- (8) To ensure satisfactory appearance.
- (9) To prevent surface water run-off on to Roman Road and to alleviate the risk of flooding.
- (10) To safeguard the character and appearance of the countryside and the Chilterns Area of Outstanding Natural Beauty.

Dated..... 31st ..... day of July ..... 19 85

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.

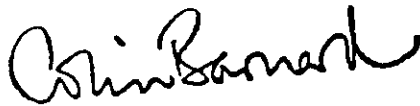
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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.

Conditions Continued

- (6) The southern boundary of the site shall be enclosed by a fence or wall as shall be agreed with the local planning authority.
- (7) Within twelve months of the first rateable occupation of the building the embankments either side of the access road shall be planted with indigenous shrubs in accordance with a scheme which shall first have been submitted to and approved by the local planning authority.
- (8) The roughcast of the proposed building shall not be painted any other colour than white without the express approval of the local planning authority.
- (9) Details of proposals for the drainage of surface water from the access and hardstanding within the application site shall be submitted to and approved by the local planning authority prior to the commencement of work on site and the work shall ~~only~~ be carried out in accordance with the scheme as so approved.
- (10) No connection shall be formed within the application site to link the existing access track adjacent to the northern boundary of the site with the proposed access the subject of this permission.

Signed



CHIEF PLANNING OFFICER

Dated 31st July 1985