

Town Planning

Ref. No. 4/0600/78

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr. G. J. Gaywood,
1 Alexandra Road,
KINGS LANGLEY,
Herts.

Messrs. T. J. Westbrook & Associates,
73 Culverhouse Road,
Biscot,
LUTON,
Beds.

..... Use of land as Sports and Leisure Centre

.....

at Sunderlands Meadow, Off Station Footpath, Kings

..... Langley.

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 5th May, 1978, and received with sufficient particulars on 15th May, 1978, (as amended 21st June, 1978), 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) No work shall be started until a comprehensive scheme of landscaping, (including existing trees and shrubs), 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 first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (3) The details submitted in accordance with Condition (2) hereof shall include:-
 - (a) a survey of the site including levels, natural features, trees and hedges;
 - (b) boundary treatment.

(Conditions continued on separate sheet)

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), (3) & (4) To maintain and enhance visual amenity.
- (5) & (6) To ensure proper access to the development in the interests of road safety.
- (7), (8) & (9) To ensure the proper development and use of the site.
- (10) In the interests of public safety to safeguard public water supplies and prevent pollution of surface or underground water.
- (11) To ensure that existing drainage arrangements on this and adjoining land is not affected.
- (12) & (13) To prevent unauthorised access to the site in the interests of public safety and prevention of pollution.
- (14) This permission is for use of the land only and separate consideration is required for the erection of buildings.

Dated.....22nd.....day of.....June.....19.78..

Signed.....

Designation Director of Technical Services.

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, Whitehall, 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....

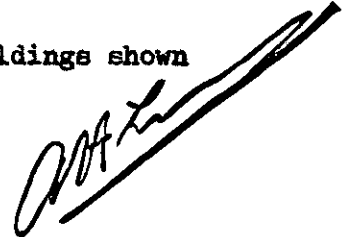
- (4) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (5) The access road and its junctions with Station Footpath and Watford Road as shown on applicant's drawing no. 0501/04a shall be laid out and substantially constructed to the reasonable satisfaction of the local planning authority with the exception of final surfacing before the remainder of the development hereby permitted is commenced and in any event, shall be suitable to provide clear and convenient access to the site when it is ready for occupation.
- (6) The development hereby permitted shall not be occupied until:-
 - (a) the access arrangements approved in accordance with Condition (5) hereof, and
 - (b) the car parking and internal access roads shown on plan 4/0600/78 shall have been provided and they shall be maintained at all times thereafter.
- (7) The development hereby permitted shall not be occupied until the items as approved in accordance with Condition 3(b) hereof shall have been provided and they shall be maintained to the reasonable satisfaction of the local planning authority at all times thereafter.
- (8) No work shall be started on the "skateboard park" until details of engineering operations to be carried out within the area shown on plan 4/0600/78 shall have been submitted to and approved by the local planning authority.
- (9) No work shall be started on the development hereby permitted until details of regrading works affecting the existing levels of the site shall have been submitted to and approved by the local planning authority.
- (10) Any materials to be tipped shall be limited to excavated soil and topsoil and no materials of an injurious or poisonous nature or likely in any way to cause pollution or discolouration to surface or underground water supplies shall be deposited on the site.
- (11) Adequate provision shall be made to the reasonable satisfaction of the local planning authority at all times for the drainage of the land and the drainage of adjoining land shall not be interrupted.
- (12) All reasonable precautions shall be taken to prevent unauthorised access to the site at all times whilst earth moving operations are being undertaken with the exception of maintaining a pedestrian way across the site from Station Footpath to Rockcliffe Avenue and where required, gates and fences shall be provided to the satisfaction of the local planning authority.

continued....

4/0600/78

Conditions continued

- (13) Adequate precautions shall be taken to prevent materials from spilling over into the adjoining river.
- (14) This permission shall not extend to the siting of buildings shown on plan 4/0600/78.

A handwritten signature in black ink, appearing to be 'A. H. L.', written diagonally across the right side of the page.