

Town Planning 1/0653/77
Ref. No.

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

To Mr. G. Gaywood,
1 Alexandre Road,
KINGS LANGLEY,
Herts.

Messrs. Trevor J. Westbrook & Associates,
25 Colvin Road,
LUTON,
Bedg.

Troust Lecture

St. Sunderlands Meadow, Kings Langley.

**Title
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 16th June, 1971 and received with sufficient particulars on 12th June, 1971 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.

For conditions (2) to (16) see attached sheet.

PLEASE TURN OVER

-----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.

For Reasons (2) to (16) see attached sheet.

Dated.....

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 38 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.

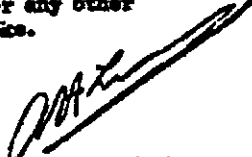
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of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

4/06/77 - FORMATION OF TROUT LAKE, SUNDERLANDS MEADOW, KINGS LANGLEY.

CONDITIONS continued.

- (2) Before the commencement of operations a programme of working and restoration shall be submitted for the approval of the local planning authority and restoration shall be carried out in accordance with the programme so approved.
- (3) No work shall be started until a comprehensive scheme of landscaping including associated regrading and earthworks and proposals for 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 completion of each restoration stage referred to in Condition (2) and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (4) The excavation works hereby permitted shall cease not later than 2 years from the date when they first commence.
- (5) All existing surface soil to a maximum depth of 12 inches removed in the course of the excavation shall be stripped separately and shall either be re-spread at once in accordance with the scheme approved under Condition (1) hereof or be stored in a position to be agreed with the local planning authority until it can be re-spread.
- (6) No excavation shall be carried out below 217 feet O.D.
- (7) No excavation works shall be carried out except between the hours 0800 to 1900 Mondays to Fridays inclusive, and 0900 and 1300 on Saturdays, and no working shall take place on Sundays or Bank Holidays. There shall be no traffic movement in or out of the site in connection with the removal of excavated material except between the hours of 0915 and 1630 hours on Mondays to Fridays and 0915 and 1230 on Saturdays.
- (8) The development hereby permitted shall:-
 - (a) leave a margin 30 feet wide between the proposed lake and the River Gade;
 - (b) leave a strip of land at least 10 m. wide (33') measured to the top of the bank along the right (west) bank of the River Gade, and such land shall be preserved at original ground level free of all permanent development;
 - (c) not make any connection between the proposed trout lake and the River Gade or any other watercourse;
 - (d) not cause any discharge into the River Gade or any other watercourse during the construction of the lake.


(9) /contd...

4/0653/77 - CONDITIONS continued.

- (9) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, permission shall be obtained from the local planning authority for the erection of any buildings, plant, machinery and for the construction of hardstandings and access roads. All fixed plant and machinery and all buildings shall be removed at such time as they are no longer required in connection with the excavation works authorised by this permission.
- (10) Prior to the commencement of any work - (a) details of a hard metal-surfaced access road from Church Lane shall be agreed with the local planning authority, and (b) the road as approved shall be laid out and constructed.
- (11) Prior to the commencement of the excavation works hereby permitted details shall be submitted to the local planning authority for approval for the provision of vehicle washdown facilities at the entrance to the site.
- (12) Immediately prior to the commencement of excavation works the washdown facilities referred to in Condition (11) hereof shall be provided and they shall be removed when excavation works and restoration of the site is complete.
- (13) Prior to the commencement of the development hereby permitted, details shall be submitted to, and approved by, the local planning authority of:-
 - (a) plans and elevations of proposed 'kiosk';
 - (b) boundary fencing and security fencing;
 - (c) method of lining the lake.
- (14) Prior to the commencement of excavation works hereby permitted the boundary and security fencing referred to in Condition 13(b) hereof shall be erected.
- (15) There shall be no vehicular access to or from Station Footpath.
- (16) The car parking and access facilities as shown on plan 4/0653/77 shall be provided not later than the completion of the restoration in accordance with the programme approved as required by condition (2) hereof and these facilities shall be maintained at all times thereafter.

REASONS continued

- (2), (4), (5), (6), (9), (10),
(12), (13), (14), (16). - To ensure the proper development of the site.
- (3) In the interests of visual amenity.
 - (7) To avoid undue disturbance to residents in the area and interference with traffic on adjoining highways.
 - (8) To meet the requirements of the Water Authority.
 - (11) In the interests of general amenity and road safety.
 - (15) Vehicular access via Station Footpath is unsatisfactory for any additional traffic.

