

**Dacorum Borough Council
Planning Department**

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00679/99/RET

TRINGFORD PIGGERIES, TRINGFORD, TRING, HERTS, HP234LH
CHANGE OF USE OF BARN FOR STORAGE AND WORKSHOP, RETENTION OF
CAR PARK WITH DETAILS OF SURFACE MATERIAL AND LANDSCAPING

Your application for retention of development already carried out dated 06 April 1999
and received on 16 April 1999 has been **GRANTED**, subject to any conditions set
out overleaf.



Director of Planning

Date of Decision: 18 November 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00679/99/RET

Date of Decision: 18 November 1999

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. The premises shall be used only for the purposes of storage and distribution falling within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: Due to the nature of the local highway network and the relationship of the site to nearby residential properties, the use of the premises for any other purpose is likely to result in highway problems or a harmful impact on the amenities of the properties.

3. No deliveries shall be taken at or despatched from the site before 8 am or after 7 pm on Mondays to Saturdays or at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

4. No goods or materials shall be stored outside of the building.

Reason: In the interests of the amenities of the area which is within an Area of Outstanding Natural Beauty.

5. The existing mezzanine floor shown within barn 4 on the approved drawings shall not be extended or increased, and no further mezzanine floors shall be inserted in the buildings.

Reason: Additional mezzanine floors would increase the floorspace and therefore the intensification of the use which could result in highway safety issues or amenity issues for local residents. Therefore the local planning authority wish to retain control over future development on the site.

6. All soft landscape works shown on the approved drawings shall be carried out in accordance with the approved details within 12 months of the date of this decision notice.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

7. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.