



PLANNING

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Applicant:

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00693/98/FUL

ADJ THE DAIRY, CHIPPERFIELD ROAD, BOVINGDON, HEMEL HEMPSTEAD,
HERTS, HP3
BUILDING FOR 3 STABLES, TACK ROOM AND FOOD STORE, MANEGE,
VEHICULAR ACCESS, PARKING AND TURNING AREA (RESUBMISSION).

Your application for full planning permission dated 30 March 1998 and received on 15 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 23 July 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00693/98/FUL

Date of Decision: 23 July 1998

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 development hereby permitted shall be carried out in the following materials:

(a)stables:

- (i) dark stained shiplap external timber walls and doors**
- (ii) onduline roofing**
- (iii) black finished guttering and drainpipes**

(b)manege: brown surface dressing

(c)access road: sandy gravel surface dressing

(d)turning/parking area: stone chipping surface

(e)post and rail fencing surrounding manege: dark stained timber.

No development shall take place until samples of (a)(ii), (b), (c) and (d) shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and there shall be no change thereafter except with the prior approval in writing of the local planning authority.

Reason: In the interests of the visual amenity of the Green Belt.

3. The stables and manege hereby permitted and the land edged red and blue on Plan No. 4/0693/98FUL (Scale 1:500 dated 19 June 1998) shall not be used for any business or commercial use.

Reason: In the interests of the Green Belt and residential amenity.

4. The existing storage building shown on Plan No. 4/0693/98FUL (Scale 1:500 dated 19 June 1998) shall only be used for the storage of straw and bedding materials ancillary to the use of the stables and manege subject to condition 3 and the use of the land edged red for the grazing of horses.

Reason: In the interests of the Green Belt.

5. Within one month of the date of the commencement of any part of the development hereby permitted the existing timber fence around the perimeter of the existing yard shall be repositioned fully in accordance with the details shown on Plan No. 4/0693/98FUL (Scale 1:500 dated 19 June 1998) and thereafter retained in this position.

Reason: In the interests of the visual amenity of the Green Belt.

6. The fence subject to condition 5 shall be treated in dark stain within 7 days of the repositioning of the fence, and the fence shall be landscaped in accordance with the requirements of condition 11. The existing yard shall be used only for purposes ancillary to the stables, manege and hay store referred to in conditions 3 and 4.

Reason: In the interests of the Green Belt.

7. There shall be no exterior lighting installed on the land edged red and blue on Plan No. 4/0693/98FUL (Scale 1:500 dated 19 June 1998) except for any security lighting. Full details of the security lighting shall be submitted to and approved in writing by the local planning authority and installed fully in accordance with any approved scheme.

Reason: In the interests of the visual amenity of the Green Belt and residential amenity.

8. There shall be no loudspeaker system installed on the land edged red and blue on Plan No. 4/0693/98FUL (Scale 1:500 dated 19 June 1998).

Reason: In the interests of residential amenity.

9. The "muck heap" shown on Plan No. 4/0693/98FUL (Scale 1:500 dated 19 June 1998) shall be permanently contained within the existing yard and no other part of the land edged red and blue on Plan no. 4/0693/98FUL (Scale 1:500 dated 19 June 1998) shall be used for such purposes, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential amenity.

10. All the existing hedges along the sections of the site boundary labelled "A-B", "C-D" and "E-F" on Plan No. 4/0693/98FUL (Scale 1:500 dated 19 June 1998) shall be permanently retained. Any existing gaps shall be filled with new planting in accordance with the requirements of condition 11.

Reason: In the interests of the visual amenity of the Green Belt.

11. All landscaping required by Conditions 6 and 10 shall be planted in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority. This scheme shall include full details of the species, size and spacing of new planting and measures for protection from horses, and all planting and associated protective measures shall be carried out fully in accordance with the approved plans during the first planting season following the commencement of work on the construction of either the stables, manege or access/parking areas. For the purposes of this condition, a planting season shall be deemed to commence in any one year on 1 October and end on 31 March in the next following year.

Reason: In the interests of the visual amenity of the Green Belt.

12. If within a period of five years from the date of the planting of any section of hedge, or any section of hedge planted in replacement for it, that section is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another section of hedge of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the visual amenity of the Green Belt.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order)(with or without modification), with the exception of post and rail fencing around the manege and electric fencing, no fences or walls shall be erected within the land edged red and blue on Plan No. 4/0693/98FUL (Scale 1:500 dated 19 June 1998) without the prior written approval of the local planning authority.

Reason: In the interests of the visual amenity of the Green Belt.

14. The modifications to the existing access and the provision of the turning area shall be carried out prior to the first use of either the stables or the manege hereby permitted.

Reason: In the interests of highway safety.

15. Details of any alterations or repairs to the existing storage buildings subject to condition 4 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure satisfactory development.

16. The existing caravan on the site shall be removed before any works commence on the construction of the stables or the manege hereby permitted.

Reason: In the interests of the visual amenity of the Green Belt.