

Town Planning 4/0752/89
Ref. No.

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

To Sowmac Investments Ltd
Pheasant Copse
Pangbourne
Berks

Telford & Partners
Pinewood
Pangbourne
Berks RG8 8JU

Erection of Factory Unit, Ancillary Offices and
Car Parking
at Units 9, 10 and 11 Tring Industrial Estate,
Upper Icknield Way, Tring.

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 **12 April 1989** and received with sufficient particulars on **28 April 1989** 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 on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) Prior to the occupation of the development, details of the treatment of the south flank wall of Unit 2 and the making good of the boundary wall adjoining Okeley Lane resulting from the creation of the ramped access to the service yard of Units 10 and 11 shall be submitted to and approved by the local planning authority and shall be carried out to the satisfaction of the local planning authority.

/(4)

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 ensure a satisfactory appearance.
- (3) To ensure a satisfactory appearance.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (7) To ensure adequate turning space for heavy goods vehicles.
- (8) To prevent vehicles encroaching on the landscaped areas.
- (9) To prevent disturbance to nearby residents.
- (10) In order to safeguard the retail function of the Town Centre.
- (11) To ensure an adequate standard of sound attenuation.
- (12) In order that the local authority can retain control of the development in the interests of the amenity of local residents.
- (13) To prevent disturbance to nearby residents.

Dated.....day of.....19.....

Signed.....

Designation

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.

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- (4) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (5) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (6) Before occupation of the development hereby permitted the vehicle parking, turning and circulation areas shown on Plan No. 880510/IJ shall be provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (7) The area edged blue on Plan No. 880510/IJ shall be hard surfaced and kept free of parked vehicles.
- (8) Prior to the occupation of the development hereby permitted, concrete bollards at no more than 1.5 m spacing, shall be erected to the southern side of Unit 10 along the line delineated in brown on Plan No. 880510/IJ.
- (9) No goods, materials or refuse shall be stored or processed outside of the building hereby permitted.
- (10) There shall be no retail sales from any part of the site.
- (11) Noise emitted from the site shall not exceed 54 dBA expressed as a 15 minute Leq between 0800 and 1800 hours Monday to Friday excluding Bank Holidays and 49 dBA expressed as a 15 minute Leq between 1800 and 2200 hours Monday to Friday and 0800 and 1300 hours on Saturday as measured on the south-east boundary of the site. At all other times, including Sundays and Bank Holidays, noise emitted from the site should not exceed 44 dBA expressed as a 15 minute Leq as measured at the same location.

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- (12) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no extension or alteration to the development hereby permitted under Class A of Part 8 to Schedule 2 of that Order.
- (13) No plant or equipment shall be housed or operated outside the building hereby permitted without the express written permission of the local planning authority.

Dated 18th day of May 1989

Signed.....

Designation..Chief.Planning.Officer