

Town Planning
Ref. No. 4/0793/90

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DD

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To
Burmah Oil Trading Ltd
Burmah House
111 Windmill Road
Sunbury-on-Thames
Middx TW16 8EG
Turnkey Design Partnership Ltd
Cambwich House
The Paddocks
347 Cherry Hinton Road
Cambridge CB1 4DJ

Redevelopment of Filling Station

at County Garage, Queensway, Hemel Hempstead

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 21.5.90 and received with sufficient particulars on 29.5.90 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.

-ctd-

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.

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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- (3) The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
- (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) The development hereby permitted shall not be occupied until the three car parking spaces shown on plan 4/0793/90 shall have been provided and they shall not be used thereafter otherwise than for the purpose approved.

Dated Twelfth day of July 1990

Signed



Designation CHIEF PLANNING OFFICER

4/0793/90. REDEVELOPMENT OF FILLING STATION.
COUNTY GARAGE, QUEENSWAY, HEMEL HEMPSTEAD.
APPLICANT: BURMAH OIL TRADING LTD

22 JUL 1990

DESCRIPTION - The application site of approximately 0.15 ha (0.38 acres) lies on the corner of Queensway/Adeyfield Road north of the TA Centre. At present the site is used as a petrol filling station and a car showroom. The proposal involves the demolition of all the existing buildings which include a two storey workshop/store on the north-east boundary of the site and a glass structure used as a car showroom adjacent to Adeyfield Road.

The existing buildings are to be replaced by a self-service forecourt, sales building (shop, payment counter, office and toilet), an L-shaped canopy and car wash.

Access to the site is from Queensway and Adeyfield Road as existing although the crossover onto Adeyfield Road will be slightly remodelled. Three parking spaces are shown on the plans and there are indications of boundary treatment and landscaping.

POLICIES

Hertfordshire County Structure Plan 1986 Review

No relevant Policies

Dacorum District Plan

Policies 18 and 19

REPRESENTATIONS

Director of Technical Services

No objections but a condition should be imposed relating to the construction of the modified access.

Director of Housing and Health

No comments

Thames Water

No planning objections

Health and Safety Executive

No comments

Chief Fire Officer

No comments

CONSIDERATIONS - The proposed redevelopment will result in a much improved appearance to this petrol filling station. The car showroom element will be removed resulting in a large reduction in

building floor space on the site, from 300 sq m to approximately 120 sq m. This reduction will allow the applicant to provide limited landscaping and boundary treatment which will be an improvement on the present situation.

RECOMMENDATION - That planning permission be GRANTED (on form DC3) subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of five 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. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
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. The development hereby permitted shall not be occupied until the three car parking spaces shown on plan 4/0793/90 shall have been provided and they shall not be used thereafter otherwise than for the purpose approved.