

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



PROSPECT PLANNING  
M J LEDGER  
7 HUNTINGDON ROAD  
STEVENAGE  
HERTS  
SG1 2PA

MR P BOYLE  
MINSDEN FARM  
HITCHWOOD LANE  
PRESTON  
HITCHIN, HERTS  
SG4 7RY

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00797/00/FUL**

**CHEQUERS MEADOW, CHEQUERS HILL, FLAMSTEAD, ST. ALBANS, HERTS,  
AL3 8ET**

**CHANGE OF USE FROM AGRICULTURAL LAND TO COMMERCIAL  
EQUESTRIAN ACTIVITY**

Your application for full planning permission dated 06 April 2000 and received on 26 April 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*Daniel Noble.*

Development Control Manager

Date of Decision: 07 September 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00797/00/FUL**

Date of Decision: 07 September 2000

**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. No development shall take place until details of the finishes to be employed to the block work, stable doors and timber panels to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

**3. No development shall take place until details showing the retention of trees and the removal of vegetation within the forward visibility splay shown on drawing titled 'Sight Lines Diagram' received by the local planning authority on the 18th of July 2000 have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the use hereby permitted being commenced.**

Reason: to provide safe access to vehicles turning right into the site and in the interests of the visual amenities of the locality.

**4. No deliveries of feed or bedding or any other commodity shall be taken at or despatched from the site and no movements of horses to and from the site by horse box shall take place after 6.30 pm or before 9.00 am.**

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

**5. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours where altered; hard surfacing materials; minor artefacts and structures (e.g. feed and bedding storage structures, signs, lighting etc); the position, design, materials and type of boundary treatment to be erected; planting plans; schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme for soft landscaping.**

Reason: To ensure a satisfactory appearance to the development and to safeguard

and improve the visual character of the immediate area.

**6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard and improve 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.

**8. No development shall take place until details of the storage and handling of feed and bedding, the accommodation of horse boxes, the storage and management of jumps and the rotation of the use of the paddocks for the purposes of exercise and turning out have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

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