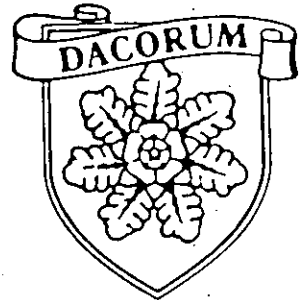


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/0875/92

Mr and Mrs Polling
Cross Farm
Bovingdon
Herts
HP3 0JS

Peacock Town Planners
98 Long Road
Cambridge
CB2 2HF

DEVELOPMENT ADDRESS AND DESCRIPTION

Cross Farm, Flaunden Lane, Bovingdon

ERECTION OF ANIMAL FEED STORAGE BUILDING

Your application for *full planning permission* dated 02.07.1992 and received on 13.07.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

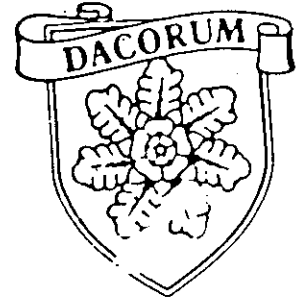
Director of Planning.

Date of Decision: 12.02.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0875/92

Date of Decision: 12.02.1993



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

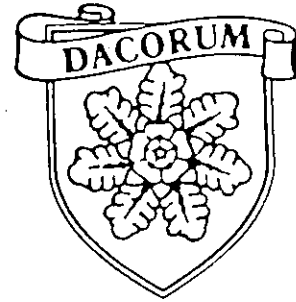
Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The roofs of the development hereby permitted shall be finished in clay peg tiles, samples of which shall be submitted to and approved by the local planning authority and the development shall be carried out in the approved materials and thereafter there shall be no variation.

Reason: The policies of Hertfordshire County Structure Plan Alterations 1990, the Dacorum District Plan and Dacorum Borough Local Plan Deposit Draft and Proposed Modifications aim to safeguard the character and appearance of the Borough with particular regard to its listed buildings. The existing listed buildings associated with Cross Farm occupy a prominent position adjoining the crossroads junction of Flaunden Lane with Chipperfield Road. The eastern, southern and western barns and granary at Cross Farm are Grade II listed buildings which adjoin the development hereby permitted. These listed buildings feature dark weatherboarding and tiled roofs. In the interests of safeguarding the setting of the respective listed buildings in this sensitive rural location, the local planning authority is of the opinion that the use of only clay peg tiles is appropriate for the roofing of the animal feed storage buildings. The use of light weight "DECRA" terracotta tiles or colour coated steel roofing is unacceptable in view of the need to safeguard the setting of the listed building in this rural location.

3. The walls of the development hereby permitted shall be clad in timber feather-edged weatherboarding which shall be stained or painted brown, details and samples of which shall be submitted to and approved by the local planning authority and the development shall be carried out in the approved materials and thereafter there shall be no variation.

Reason: The policies of Hertfordshire County Structure Plan Alterations 1990, the Dacorum District Plan and Dacorum Borough Local Plan Deposit Draft and Proposed Modifications aim to safeguard the character and appearance of the Borough with particular regard to its listed buildings. The existing listed building associated with Cross Farm occupy a prominent position adjoining the crossroads junction of Flaunden Lane with Chipperfield Road. The eastern, southern and western barns and granary at Cross Farm are Grade II listed buildings which adjoin the development hereby permitted. These listed buildings feature dark weatherboarding and tiled roofs. In the interests of safeguarding the setting of the respective listed buildings in this sensitive rural location, the local planning authority is of the opinion that the use of timber feather-edged weatherboarding, as required by the condition, is appropriate for the treatment of the walls of the animal feed storage buildings.



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4. All doors and windows of the development hereby permitted shall be constructed of timber and stained or painted to match the walls of the building which are subject to Condition 3 referred to above.

Reason: The policies of Hertfordshire County Structure Plan Alterations 1990, the Dacorum District Plan and Dacorum Borough Local Plan Deposit Draft and Proposed Modifications aim to safeguard the character and appearance of the Borough with particular regard to its listed buildings. The existing listed building associated with Cross Farm occupy a prominent position adjoining the crossroads junction of Flaunden Lane with Chipperfield Road. The eastern, southern and western barns and granary at Cross Farm are Grade II listed buildings which adjoin the development hereby permitted. In the interests of safeguarding the setting of the respective listed buildings in this sensitive rural location, the local planning authority is of the opinion that the use of timber doors and windows as required by the condition is necessary in order to ensure that these elements appear as an integral part of the buildings.

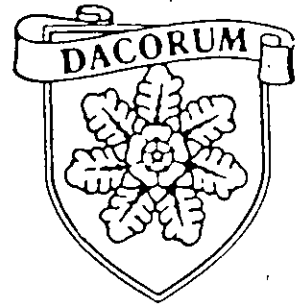
5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (Class B8 Storage or Distribution) the buildings hereby permitted with the exception of that part referred to in Condition 3 shall only be used for the storage and resale of goods directly associated with the animal forage business operating from the site and shall only include animal foodstuffs, hay and straw unless otherwise agreed in writing by the local planning authority.

Reason: The policies of Hertfordshire County Structure Plan Alterations 1990, the Dacorum District Plan and Dacorum Borough Local Plan Deposit Draft and Proposed Modifications show that the site is located within the Metropolitan Green Belt wherein buildings used for storage and distribution are normally unacceptable. Notwithstanding that there is no policy objection to the use of the buildings hereby permitted for the purposes specified in this condition, due to the long-standing association of this use of the site in serving the locality, the introduction of an alternative storage and distribution use within the buildings hereby permitted would be prejudicial to the role of the Green Belt, as specified through the national-development plan policy framework, and for the avoidance of doubt, and to accord with the content of the letter submitted with the application and dated 2 July 1992.

6. The use of the existing buildings and associated land within the areas hatched purple and green respectively on the site plan (1:500) for the storage and distribution of animal foodstuffs shall cease within one month of the first occupation of any of the buildings which are the subject of this permission unless otherwise agreed in writing by the local planning authority.

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Reason: The policies of Hertfordshire County Structure Plan Alterations 1990, the Dacorum District Plan and Dacorum Borough Local Plan Deposit Draft and Proposed Modifications show the site is located within the Metropolitan Green Belt wherein buildings used for storage and distribution are normally unacceptable. This planning permission has been granted to enable the applicant to successfully continue the business involving the sale and distribution of animal foodstuffs by relocating /transferring the current operation of the business from the area hatched green on the approved plan (Site Plan 1:500) is regarded by the applicant as impractical and the grant of this permission ensures that the business activity can continue by transferring the operation to the new buildings. The inadequacy of the existing complex of buildings is fully explained in the letter dated 2 July 1992 accompanying the application and the operational difficulties currently experienced will be overcome by this rationalisation exercise. To permit the development without this condition would enable business activity to substantially increase at Cross Farm by the combination of existing and new buildings. This would be prejudicial to the Metropolitan Green Belt as specified through the national - development plan policy framework. The buildings within the area hatched green are also the subject of Planning Permission 4/1190/89 and Listed Building Consent 4/1191/89LB. These relate to the conversion of Grade II listed barns to three residential units. Planning permission was granted in order to enable their long term retention taking into account that other cases (commercial and agricultural) were regarded as inappropriate as they did not represent viable alternatives.

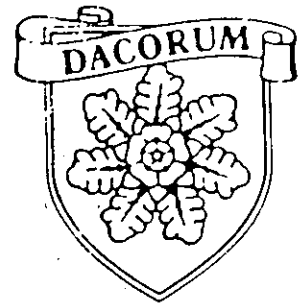
The combination of Planning Permission 4/0875/92 and 4/1190/89 satisfy a complex range of national - development plan policies. It will ensure that the long term retention of the listed buildings is secured, that the Metropolitan Green Belt is not prejudiced, that a rural business remains viable, there will be no adverse impact upon residential amenity of any of the converted barns, enable residential and commercial uses to coexist and be in the interests of the setting of the listed buildings within their rural setting.

7. Noise emitted from the site shall not exceed 45dB expressed as a 15 minute LA50 between 0700 and 1900 hours, as measured on the boundary of the site as marked 'A' on the site plan (scale 1:500) and, unless otherwise agreed in writing by the local planning authority, the site shall not be used for approved purposes outside the hours specified in this condition.

Reason: In order permanently to safeguard the residential amenity of the future occupants of the converted barns adjoining the site and the nearby existing dwellinghouse. The listed barns coloured yellow on the site plan (Scale 1:500) are the subject of planning permission 4/1190/89 which is extant.

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8. 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.

Reason: In the interests of safeguarding the setting of the site in this sensitive rural location, adjoining a group of Grade II listed buildings, and to accord with the letter dated 31 July 1992 received in connection with the application.

9. 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.

Reason: In the interests of safeguarding the setting of the site in this sensitive rural location, adjoining a group of Grade II listed buildings.

10. The finished floor level of the buildings hereby permitted shall be at least 600mm below the existing ground level of the site, unless otherwise agreed in writing by the local planning authority.

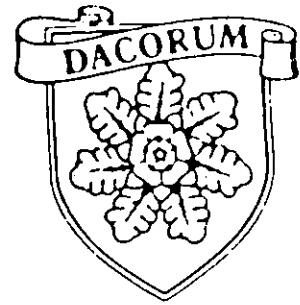
Reason: In the interests of safeguarding the setting of the site in this sensitive rural location, adjoining a group of Grade II listed buildings, and to accord with the content of the letter dated 2 July 1992 received in connection with the application, and for the avoidance of doubt.

11. No work shall be started on the development hereby permitted until details of the materials to be used for the surfacing of the turning and parking area hatched orange on the site plan (Scale 1:500) shall have been submitted to and approved by the local planning authority, and the development shall be carried out in the approved materials and thereafter there shall be no variation.

Reason: In the interests of safeguarding the setting of the site in this sensitive rural location, adjoining a group of Grade II listed buildings, and for the avoidance of doubt.

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12. The buildings hereby permitted shall not be brought into use until the access, turning and parking arrangements shown on the approved drawings (access layout at Scales 1:200 and 1:500 and car parking plan scale 1:500) shall have been provided fully in accordance with the details shown on these approved drawings, and thereafter there shall be no variation without the written approval of the local planning authority. Within the site lines there shall be no obstruction to visibility between 600mm and 2.0m above carriageway level at all times.

Reasons: a) In the interests of highways safety.

b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

c) To ensure that vehicles may enter and leave the site in forward gear.

d) For the avoidance of doubt.

13. The 8 car parking spaces shown on the site plan car parking layout (scale 1:500) shall not be used for the parking of any vehicles associated with the use of the buildings hereby permitted.

Reason: The purpose of the 8 spaces (4 car ports and 4 spaces) coloured yellow on the plan is to serve the residential development which is the subject of Planning Permission 4/1190/89, given that part of the area associated with the development hereby permitted is located on the carport associated with permission 4/1190/89. The 8 spaces shown compensate for the replacement of the car port, as approved..

14. There shall be no parking of vehicles or storage within the area hatched brown on the site plan (scale 1:500) nor shall a vehicular link be formed between this area and the buildings hereby permitted with the access road hatched green without the prior approval in writing of the local planning authority.

Reason: To safeguard the residential amenity of the occupants of the converted barns which are the subject of Planning Permission 4/1190/89.

15. 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.

Reason: In the interests of highways safety.

16. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Reason: To safeguard against pollution in accordance with the requirements of the National Rivers Authority.