



Town Planning
Ref. No. 4/0899/85

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Sowmac Investments Limited Telford & Partners
Pheasant Copse Consulting Engineers & Architects
Pangbourne Pinewood
Berkshire RG8 8JU Pangbourne, Berkshire RG8 8JU

..... Change of use of Unit 2 from factory to warehouse, erection of factories, offices and associated car parking. at Tring Industrial Estate, Upper Icknield Way, Tring, Herts.	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 dated10 July 1985 (amended 2.9.85)..... and received with sufficient particulars on11 July 1986..... 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 as so approved.
- (3) No work shall be started until a comprehensive scheme of landscaping including existing trees for the site shall have been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (4) Before occupation of the factory units hereby permitted car parking provision shall be made in accordance with Drawing No. 85054/1B received by the local planning authority on 2nd September 1985 with the exception of the eleven spaces backing onto the southern boundary of the site which shall form part of the landscaping area to which Condition 3 applies.

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 satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To ensure satisfactory car parking provision and to ensure landscape planting adjacent to the boundary.
- (5) To prevent disturbance to nearby residents.
- (6) To prevent disturbance to nearby residents.
- (7) Retail sales would not normally be permitted in this location outside the town centre.
- (8) To ensure adequate turning space for heavy goods vehicles.
- (9) To prevent vehicles encroaching on the planting areas.
- (10) To ensure satisfactory planting and to prevent disturbance to nearby residents.
- (11) To ensure satisfactory car parking provision.
- (12) To prevent any adverse effect on nearby residents.
- (13) To prevent flooding.
- (14) To prevent disturbance to nearby residents.
- (15) To prevent disturbance to nearby residents.
- (16) To prevent disturbance to nearby residents.
- (17) Office development would not normally be permitted in this location outside the town centre.

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.

PLANNING APPLICATION NO. 4/0899/85

cont'd.

- (5) The lower ground floor of Unit 11 shall be laid out as a vehicle parking area for the accommodation of staff and visitors' cars only. It shall not be used for industrial purposes or for the loading or unloading of goods vehicles and there shall be no pedestrian access created between the upper and lower ground floors without the express permission in writing of the local planning authority.
- (6) No goods materials or refuse shall be stored or processed outside of the buildings to which this permission relates.
- (7) There shall be no retail sales from any part of the site.
- (8) The areas edged blue on the attached plan No. 85054/1B shall be properly surfaced and kept free of parked vehicles.
- (9) Concrete bollards shall be erected to either side of the southern wall of Units 9 and 10 along the lines delineated in brown on plan No. 85054/1B at not more than 1.5 m centres.
- (10) The area edged green on plan No. 85054/1B shall be grassed and planted with trees and shrubs in accordance with Condition 3 hereof and at no time shall the land be used for the parking manoeuvring loading or unloading of vehicles.
- (11) Within three months of Unit 9 being first occupied the plant and equipment to the south of Unit 2 shall be removed and the land reinstated as a car parking area.
- (12) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto there shall be no extensions to Units 2, 9, 10 and 11 and neither shall there be any alterations to the southern elevations thereof without the prior consent in writing of the local planning authority.
- (13) Before development is commenced full details of the means of disposal of storm-water shall be submitted to and approved by the local planning authority and such provisions as may be approved shall be implemented concurrently with the development hereby permitted.
- (14) Noise emitted from the site should 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 0800 and 1300 hours on Saturday as measured on the southerly 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.
- (15) Details of all ventilation openings flues and points of discharge of air gases fumes or dust in the buildings shall be submitted to and approved by the local planning authority prior to commencement of work on the site.

cont'd./

PLANNING APPLICATION NO. 4/0899/85

cont'd.

- (16) Proposals for the pre-treatment of air gases fumes or dust that may be emitted from the buildings shall be submitted to and approved by the local planning authority prior to occupation.
- (17) The offices hereby permitted shall not be used otherwise than for purposes incidental to the primarily industrial use of the building.

Dated 7th day of August 1986

Signed

Chris Barker

Designation CHIEF PLANNING OFFICER

Town Planning

Ref. No. 4/0899/85

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Sowmac Investments Limited
Pheasant Copse
Pangbourne
Berkshire RG8 8JU

Telford & Partners
Consulting Engineers & Architects
Pinewood
Pangbourne, Berkshire RG8 8JU

..... Change of use of Unit 2 from factory to warehouse, ..
..... erection of factories, offices and associated car ..
..... parking, ..
at Tring Industrial Estate,
..... Upper Icknield Way, Tring, Herts.

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 10 July 1985 (amended 2.9.85) and received with sufficient particulars on 11 July 1986 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 as so approved.
- (3) No work shall be started until a comprehensive scheme of landscaping including existing trees for the site shall have been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (4) Before occupation of the factory units hereby permitted car parking provision shall be made in accordance with Drawing No. 85054/1B received by the local planning authority on 2nd September 1985 with the exception of the eleven spaces backing onto the southern boundary of the site which shall form part of the landscaping area to which Condition 3 applies.

cont'd./

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 satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To ensure satisfactory car parking provision and to ensure landscape planting adjacent to the boundary.
- (5) To prevent disturbance to nearby residents.
- (6) To prevent disturbance to nearby residents.
- (7) Retail sales would not normally be permitted in this location outside the town centre.
- (8) To ensure adequate turning space for heavy goods vehicles.
- (9) To prevent vehicles encroaching on the planting areas.
- (10) To ensure satisfactory planting and to prevent disturbance to nearby residents.
- (11) To ensure satisfactory car parking provision.
- (12) To prevent any adverse effect on nearby residents.
- (13) To prevent flooding.
- (14) To prevent disturbance to nearby residents.
- (15) To prevent disturbance to nearby residents.
- (16) To prevent disturbance to nearby residents.
- (17) Office development would not normally be permitted in this location outside the town centre.

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.

cont'd.

- (5) The lower ground floor of Unit 11 shall be laid out as a vehicle parking area for the accommodation of staff and visitors' cars only. It shall not be used for industrial purposes or for the loading or unloading of goods vehicles and there shall be no pedestrian access created between the upper and lower ground floors without the express permission in writing of the local planning authority.
- (6) No goods materials or refuse shall be stored or processed outside of the buildings to which this permission relates.
- (7) There shall be no retail sales from any part of the site.
- (8) The areas edged blue on the attached plan No. 85054/1B shall be properly surfaced and kept free of parked vehicles.
- (9) Concrete bollards shall be erected to either side of the southern wall of Units 9 and 10 along the lines delineated in brown on plan No. 85054/1B at not more than 1.5 m centres.
- (10) The area edged green on plan No. 85054/1B shall be grassed and planted with trees and shrubs in accordance with Condition 3 hereof and at no time shall the land be used for the parking manoeuvring loading or unloading of vehicles.
- (11) Within three months of Unit 9 being first occupied the plant and equipment to the south of Unit 2 shall be removed and the land reinstated as a car parking area.
- (12) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto there shall be no extensions to Units 2, 9, 10 and 11 and neither shall there be any alterations to the southern elevations thereof without the prior consent in writing of the local planning authority.
- (13) Before development is commenced full details of the means of disposal of storm-water shall be submitted to and approved by the local planning authority and such provisions as may be approved shall be implemented concurrently with the development hereby permitted.
- (14) Noise emitted from the site should 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 0800 and 1300 hours on Saturday as measured on the southerly 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.
- (15) Details of all ventilation openings flues and points of discharge of air gases fumes or dust in the buildings shall be submitted to and approved by the local planning authority prior to commencement of work on the site.

cont'd./

PLANNING APPLICATION NO. 4/0899/85

cont'd.

- (16) Proposals for the pre-treatment of air gases fumes or dust that may be emitted from the buildings shall be submitted to and approved by the local planning authority prior to occupation.
- (17) The offices hereby permitted shall not be used otherwise than for purposes incidental to the primarily industrial use of the building.

Dated 7th day of August 1985

Signed

Colin Barnard

Designation CHIEF PLANNING OFFICER