

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0931/94

Mr P Harris
Sallow Copse
Ringshall
Near Berkhamsted
HERTS

G I A Ltd
25 Bar Street
Scarborough
YO11 2HT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Church Farm, Station Road, Aldbury

CONVERSION OF OUTBUILDINGS TO STAFF ACCOMMODATION, REMOVAL OF DUTCH BARN AND
ERECTION OF FARM ADMINISTRATION BUILDING, CAR PARKING AND LANDSCAPING

Your application for *full planning permission* dated 12.07.1994 and received on
13.07.1994 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

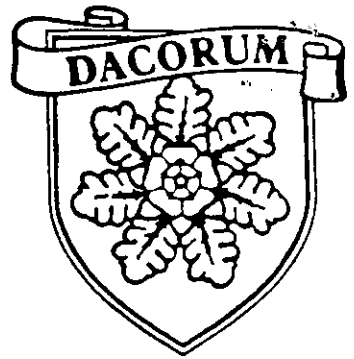
Director of Planning.

Date of Decision: 29.09.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0931/94

Date of Decision: 29.09.1994



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. 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.

Reason: To ensure a satisfactory appearance.

3. Means of vehicular access to the development hereby permitted shall be only from the new access road approved under planning permission 4/0933/94FL.

Reason: In the interests of highways safety.

4. The development hereby permitted shall not be occupied or used until the access and new road approved under planning permission 4/0933/94 shall have been satisfactorily constructed in accordance with plans 4/0933/94.

Reason: In the interests of highways safety.

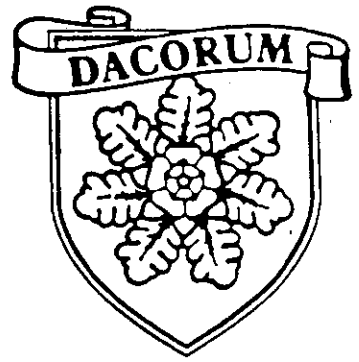
5. The development hereby permitted shall not be brought into use until car parking shall have been laid out in accordance with details shown on plans 4/0931/94FL and that area shall not thereafter be used for any other purpose.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building subject to this planning permission, or any structures, including garages, outbuildings, fences, gates or walls within the area of land edged red on plans 4/0931/94FL Drawing No.41 without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of visual amenity and the character of the rural area.

Cont...



CONDITIONS APPLICABLE
TO APPLICATION: 4/0931/94

Date of Decision: 29.09.1994

7. Notwithstanding the provisions of Part 6 of Schedule 2 to the Town and Country Planning General Development Order 1988, or any amendment thereto, there shall be no erections of agricultural buildings or other operations associated with agriculture within the area of land edged red on plans 4/0931/94FL Drawing No.41 and the area of land edged blue on plan 4/0931/94FL Drawing No.41 without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of visual amenity and the character of the rural area.

8. The occupation of the residential units hereby permitted shall be limited to persons employed at Church Farm race horse training centre, dependants of persons residing with them, or a widow or widower of such persons.

Reason: To enable the local planning authority to retain control over the development which is permitted only to meet the specific circumstances of the applicant.

9. 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: To maintain and enhance visual amenity.

10. Details submitted in accordance with Condition 9 of this permission shall include a replacement hedgerow behind the required vehicular sight lines adjacent to Station Road, Aldbury.

Reason: To maintain and enhance visual amenity.

11. 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: To maintain and enhance visual amenity.