

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0951/94

Mr M Griffin
The Cavendish School
Warners End Road
Hemel Hempstead
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

The Cavendish School, Warners End Road, Hemel Hempstead. Herts

ARTIFICIAL MULTI-USE PITCH AND EIGHT FLOODLIGHTING COLUMNS (15M)

Your application for *full planning permission* dated 14.07.1994 and received on 18.07.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 20.09.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0951/94

Date of Decision: 20.09.1994



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. The lighting system installed shall ensure that the artificial pitch and surrounding area are only subject to the lux values shown by drawing numbers 4050/611 and 4050/612 and there shall be no variation of these values at any time once the pitch is first brought into use without the approval in writing of the local planning authority.

Reason:

- (a) For the avoidance of doubt;
 - (b) to safeguard the residential and visual amenity of the locality;
 - (c) in the interests of highway safety.
3. The only type of columns used for the support of the floodlights shall be of a "raise and lower" form as shown by drawing nos.S3100/10 and S3100/24. The columns shall not exceed 15 m in height as measured from existing and new ground level and shall be permanently painted green.

Reason: To safeguard the visual amenity of the locality, for the avoidance of doubt and to ensure that in the event of extenuating circumstances involving the loss of the Lombardy Poplar Trees on the south-western boundary the columns can be lowered between 1 May and 30 September when the floodlights will not be in use as specified by Condition 10.

4. The floodlights supported by the columns shall only be of Philips MNF307 (asymmetric) type, shall be wired in accordance with the details shown on Plans A and B and each column shall only support three floodlights, unless alternative details are approved by the local planning authority.

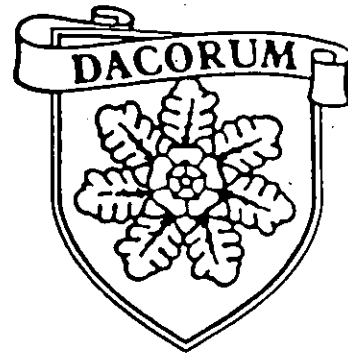
Reason:

- (a) For the avoidance of doubt.
 - (b) To safeguard the residential and visual amenity of the locality in particular dwellinghouses in Warners End Road to the south-east. The approved floodlighting does not feature lamps facing towards these dwellinghouses.
 - (c) In the interests of highway safety.
5. Notwithstanding the details shown on Plan No.4/0951/94FL (Scale 1:1250) the pitch shall measure 100 m in length and 63 m in depth and the south-eastern edge of the pitch shall be 50 m from the common boundary between the curtilage of the school playing fields and the back edge of the public footpath, and as specified by dimension 'A' on this Plan.

Continued.....

CONDITIONS APPLICABLE
TO APPLICATION: 4/0951/94

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Reason:

- (a) For the avoidance of doubt.
- (b) To safeguard the residential amenity of the dwellinghouses in Warners End Road.

6. Within 12 months of the date when the floodlights are first brought into use a Statement shall be submitted to the local planning authority detailing how the floodlighting system can be modified, by changing the aim of the floodlights and the use of physical measures such as baffles, shields or louvres comparing the effects of such with the approved system.

Reason: Notwithstanding that the details shown by the submitted and approved plans are acceptable to the local planning authority at this stage, in the long term interests of the visual and residential amenity of the locality the local planning authority seeks to retain control over ensuring that the effect of the lighting system is minimised. The submission of the statement will enable the local planning authority to then assess the initial impact of the lighting system and consider as to whether adjustments are necessary.

7. In the event that pursuant to Condition 6, the local planning authority is of the opinion that in the interests of safeguarding the visual and residential amenity of the locality, the floodlighting system requires modification, this shall be carried out within 6 months of the date of the approval of such a scheme which shall be submitted to and approved by the local planning authority following the consideration of the statement under Condition 6, and thereafter the system shall be maintained in the modified form, unless otherwise approved by the local planning authority.

Reason: If as a consequence of the consideration of the Statement under condition 6 the local planning authority is of the opinion that the floodlighting system needs to be modified in the long term interests of residential and visual amenity of the locality, it will be required that a scheme is submitted to and approved by the local planning authority. Following approval of the scheme it is expected that this is carried out and permanently maintained.

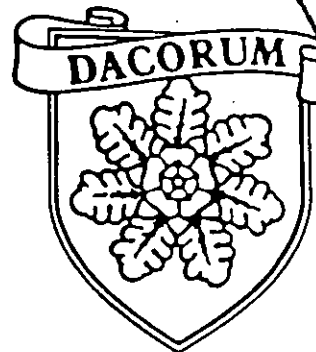
8. The boundary vegetation identified by the brown hatched bands on Plan No.4/0951/94FL (Scale 1:1250) shall be permanently retained.

Reason: In the long term interests of safeguarding the visual and residential amenity of the locality the Lombardy Poplar Trees and hedging as annotated make a valuable contribution to the quality of the existing environment and their retention is essential to the instant assimilation of the development within its surroundings and the long term quality of the existing environment.

Continued.....

CONDITIONS APPLICABLE
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9. Within 3 months of the date of the commencement of the use of the pitch a scheme shall be submitted to the local planning authority demonstrating a long term management plan for soft landscaping at the site, including specific reference to the vegetation referred to by Condition 8.

Reason: In the long term interests of the visual and residential amenity of the locality.

10. In the event of the removal of the vegetation subject to Condition 8, the floodlight columns shall be lowered to ground level between 30 April and 31 September each year, unless an adequate natural screen is re-established.

Reason: In the long term interests of the visual and residential amenity of the locality.

11. The car park shown on Plan No.4/0951/94FL (Scale 1:1250) shall at all times be available for users of the multi-purpose pitch.

Reason: In the interests of the residential amenity of the locality and highway safety.

12. The floodlights serving the artificial pitch shall only be used between 1 October and 30 April each year during the following times, unless otherwise agreed in writing by the local planning authority:

(a)	Mondays to Fridays	-	5.00 pm to 9.00 pm
(b)	Saturdays	-	2.00 pm to 7.00 pm
(c)	Sundays	-	2.00 pm to 7.00 pm

Reason: In the interests of safeguarding the residential and visual amenity of the locality.

13. The car boot sales which are the subject of planning permission 4/0904/94 dated 20 September 1994 and within the area edged blue shall be terminated on 31 August 1995, unless the multi-purpose pitch hereby permitted is brought into use prior to this date, in which case the car boot sales shall cease at this earlier date.

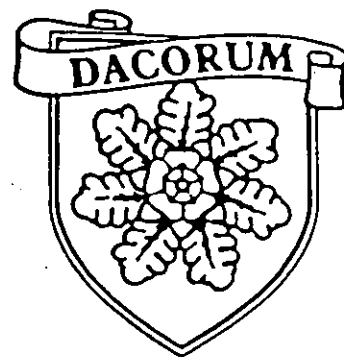
Reason: In the interests of highway safety and the residential amenity of the locality.

14. Prior to the commencement of the construction of the multi-purpose pitch a scheme shall be submitted to and approved by the local planning authority showing the measures to be carried out to protect the existing western boundary vegetation, as well as details of any ground level changes, soil conditions and service trenches.

Continued.....

CONDITIONS APPLICABLE
TO APPLICATION: 4/0951/94

Date of Decision: 20.09.1994



Reason: In the interests of permanently safeguarding the existing Lombardy Poplars and associated vegetation.

15. The mesh fencing surrounding the pitch shall be green or brown in colour and permanently maintained in this condition and the height of the fencing shall be agreed in writing by the local planning authority before it is installed.

Reason: In the interests of the visual amenity of the locality and for the avoidance of doubt.



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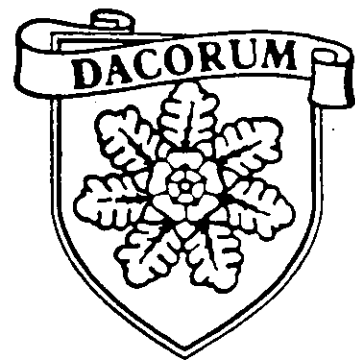
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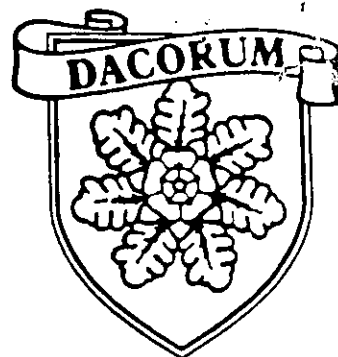
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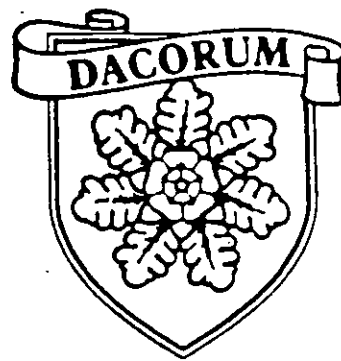
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