



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MARKYATE PARISH COUNCIL
4 DELL CUT ROAD
HEMEL HEMPSTEAD
HERTS
HP2 5NF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00955/97/FUL

ADJ. PLAYING FIELD, CAVENDISH ROAD, MARKYATE, ST. ALBANS, HERTS,
AL3
CHANGE OF USE TO SPORTS PITCHES

Your application for full planning permission dated 06 June 1997 and received on 24 June 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 15 January 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00955/97/FUL

Date of Decision: 15 January 1998

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. The land shall be used for sports pitches only and for no other purpose (including use for temporary or permanent buildings or structures other than goalposts).

Reason: To maintain the character and appearance of the countryside in this open and prominent location.

3. A scheme of landscaping, including proposals for its management and maintenance and measures for protection of any existing and proposed boundary trees and hedges, shall be submitted to and approved by the local planning authority prior to the land being brought into use for the purposes of sports pitches.

Reason: To ensure a satisfactory appearance to the development, to safeguard the visual character of the area and the residential amenities of the properties to the north east of the land.

4. All landscape works shall be carried out in accordance with the details approved. The works shall be carried out prior to the use of any part of the land for the purpose of sports pitches.

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

5. 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.

6. Details of the number and layout of the pitches, proposals for protection and maintenance of the public footpath and proposals for dealing with overhead power lines shall be submitted to and approved by the local planning authority prior to the land being brought into use for sports pitches.

Reason: To ensure a satisfactory development and to safeguard the public right of way.

7. The land shall be used for sports pitches only between 1 September in any one year and 30 April in the next following calendar year.

Reason: To safeguard the residential amenities of residential properties to the north east of the land.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 4 Class B.

Reason: In the interests of the amenities of the residential properties to the north east of the land.

9. No megaphones, loudspeakers, electronic relay or amplified sound installations or similar apparatus shall be installed or used on the land.

Reason: To safeguard residential amenity and the quiet enjoyment of the countryside.