

SAH

Town Planning
Ref. No. 4/0990/89

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD,

To M6 Diesel Services Ltd
Watling Street Filling Station
Watling Street
Flamstead
Herts

McCarthy Bainbridge Partnership
Brook House
South Park Road
Wimbledon
London SW19 8RR

.... Diesel refuelling centre including pumps, canopy

.... sales building, formation of vehicle parking area.

at Watling Street Filling Station, Watling Street
Flamstead

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 1 June 1989

and received with sufficient particulars on 5 June 1989

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) A comprehensive scheme of landscaping for the whole site shall have been submitted for approval to the local planning authority within 3 months of the date of this decision. 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.
- (3) The forecourt parking area, right of way and circulation area of the development hereby permitted shall be laid out and surfaced in accordance with details which shall be submitted to and approved by the local planning authority and shall thereafter be kept free from outside displays of vehicles or goods, materials, refuse, obstructions, erections and structures other than the canopy supports and pump installations.

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 maintain and enhance visual amenity.
- (3) In the interests of amenity.
- (4) In the interests of amenity.
- (5) The site lies in a rural area beyond the Metropolitan Green Belt where such uses are not normally permitted.
- (6) The site lies in a rural area beyond the Metropolitan Green Belt where such uses are not normally permitted.
- (7) In the interests of amenity.
- (8) The site lies in a rural area beyond the Metropolitan Green Belt where such uses are not normally permitted.
- (9) To ensure a satisfactory development.
- (10) In order to establish a well defined pattern of movement in the area.
- (11) In order to establish a well defined pattern of movement in the area.
- (12) In the interests of highway safety.
- (13) In the interests of highway safety.
- (14) In the interests of highway safety.
- (15) To ensure a satisfactory development.
- (16) To ensure a satisfactory development.
- (17) In the interests of amenity.
- (18) In the interests of highway safety.
- (19) In order to establish a well defined pattern of movement.
- (20) To ensure a satisfactory development.

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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.

- (4) No cars, lorries or other vehicles whether new or used shall be stored or displayed for sale on the site either inside or outside any buildings.
- (5) No repairs or any industrial processes shall be carried out on the site.
- (6) No dismantling of vehicles or storage of scrap shall take place on the site.
- (7) No work shall be started on the development hereby permitted until details of boundary treatment for the site have been submitted to and approved by the local planning authority. This boundary treatment shall be implemented strictly in accordance with the approved details and within 3 months following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (8) None of the land the subject of this permission nor any building hereby permitted shall be used for any purpose within Class B1 (b) and (c) Class B2, Class B8 or any of the special industrial classes as set out in the Town and Country Planning (Use Classes) Order 1987 or any amendments thereto.
- (9) No work shall be started on the construction of the sales building until details of the external materials shall have been submitted to and approved by the local planning authority and the building shall be constructed in the materials so approved.
- (10) The existing rights of way from Hill and Coles Farm to the A5 trunk road and to Old Watling Street shall be maintained at all times.
- (11) The proposed exit onto the A5 at the south-eastern end of the site shall be constructed to its boundary with Old Watling Street and the A5 and "No Entry" signs shall be positioned in accordance with the requirements of the Department of Transport.
- (12) Kerbs shall be provided as shown on drawing no. 2218/1B.
- (13) All kerbing referred to in Condition 12 above and all means of access to and from the site, whether new or altered, shall be completed and brought into use before any other part of the development hereby permitted is commenced.
- (14) The access to the site from the A5 at the north-western end of the site shall be restricted to entry to the site only and "No Exit" signs shall be positioned within the site to the satisfaction of the local planning authority.
- (15) The staff car parking spaces shown on Drawing No. 2218/1B shall be laid out and permanently marked and used for no other purpose than for the parking of cars.

- (16) The design and construction of the new vehicular access from the site to the A5 at the south-eastern end of the site shall be agreed with the local planning authority in consultation with the highway authority and shall comply with current Department of Transport standards and specifications.
- (17) Within six months of the construction of the access referred to in Condition 16 hereof the verges created between the south-east boundary and the access at the north-western end of the site between the two accesses and between the access at the south-eastern end of the site and the south-western boundary of the site shall be reinstated as grass verge to the reasonable satisfaction of the local planning authority.
- (18) Before the two new accesses are brought into use advance warning signs shall be erected on the A5 trunk road in accordance with details to be agreed by the local planning authority and the signs shall comply with current Department of Transport standards and specifications.
- (19) That part of Old Watling Street and the existing right of way along the southern boundary of the site shall be surfaced and clearly demarcated in accordance with details which shall be submitted to and approved by the local planning authority prior to commencement of any other works hereby permitted.
- (20) The existing fuel pumps adjacent to the existing building shall be removed from the site within one month of the fuel pumps hereby permitted being brought into use.

Dated this Twenty eighth day of September 1989

Signed



CHIEF PLANNING OFFICER