



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1004/94

Sparrows Herne Development Ltd  
28-34 Alma Street  
Luton  
Beds

Clifford W & R C Shrimplin  
11 Cardiff Road  
Luton  
Beds  
LU1 1PP

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Land Adjoining The Lodge, Luton Road, Markyate

ERECTION OF SINGLE STOREY BUILDING (OFFICE, TOOL SHED & GARAGE)

Your application for *full planning permission* dated 27.07.1994 and received on 28.07.1994 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: 4/1004/94

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. Within one month of the erection of the building or the provision of the parking area hereby permitted the land shall be cleared (with the exception of those boundary trees that are to remain) and prepared for planting.

Reason: To ensure the proper development of the site.

4. The land and building shall only be used for agricultural purposes as defined in s.336 (1) of the Town and Country Planning Act 1990 and in particular the building shall only be used for purposes incidental to the agricultural use of the land.

Reason: To safeguard and maintain the strategic policies of the local planning authority in the County Structure Plan, Dacorum District Plan and the Deposit Draft Dacorum Borough Local Plan.

5. If at any time the land ceases to be used for agricultural purposes the use of the building and parking area shall also cease.

Reason: In general, development in the countryside is contrary to the local planning authority's general planning policy for the area and, were it not for the special agricultural justification which has been established in this instance, the development would not be permitted.

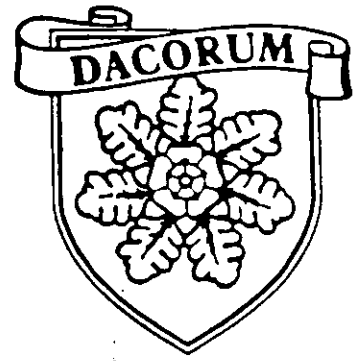
6. There shall be no retail sales from the site with the exception of plant material grown on the land.

Reason: To ensure the proper development of the site.

7. 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.

Cont'd



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1004/94

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8. 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.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any amendments thereto;

- (a) no development falling within Class B of Part 6 to Schedule 2; and
- (b) no vehicular access, parking, turning or hardstanding area other than that shown on Drawing No. 8167/2B

shall be carried out within the site without the express grant of planning permission.

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

10. No work shall be started on the development hereby permitted until full details of all works and alterations to the surface of the access shall have been submitted to and approved by the local planning authority and any such works or alterations shall be carried out in accordance with the details as so approved.

Reason: To ensure a satisfactory appearance.