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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/1010/89..

Other

Ref. No.

THE DISTRICT COUNCIL OF **DACORUM BOROUGH COUNCIL**
 IN THE COUNTY OF HERTFORD

To M6 Diesel Services Limited McCarth y Bainbridge Partnership
 Watling Street Filling Station 35A Brook House
 Flamstead South Park Road
 Herts London SW19 8RR

.....Formation of vehicular access and road junction.....

 at ...Flamstead Filling Station, Watling Street,.....
Flamstead, Herts.....

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 dated6.6.89..... and received with sufficient particulars on.....8.6.89..... 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) The design and construction of the new vehicular access 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.
- (3) The existing exit from the filling station forecourt and circulation area to the A5 shall be permanently closed from the date on which the junction improvement hereby permitted is opened for use by vehicular traffic.
- (4) Within six months of the date referred to in Condition (3) hereof, the site and the existing exit from the filling station forecourt and circulation area shall be reinstated as grass verge to the reasonable satisfaction of the local planning authority.
- (5) Not later than six months after the date on which the junction improvement hereby permitted is opened for use by vehicular traffic, a scheme of landscaping for the site shall be submitted to the local planning authority for approval. This scheme shall include details of numbers, species and proposed planting location of all new trees, shrubs, hedges and grassed areas.

Contd/



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(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.

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Subject to the following conditions:- (Contd/)

- (6) 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 approval of the scheme by the local planning authority: 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.
- (7) Before the link road hereby permitted is first brought into use, appropriate advance warning signs indicating the junctions of Old Watling Street and the entrance to the diesel filling station forecourt shall be erected on the A5 trunk road in accordance with details to be agreed with the local planning authority.

Dated17th..... day ofAugust....1989

Signed



Designation CHIEF PLANNING OFFICER