



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1107/91

Hightown Housing Assoc.Ltd
2 St.Mary's Road
Hemel Hempstead
Herts

Bateman Mole Associates
Avenue Lodge
Stratford Road
Buckingham

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land off New Rd/Morefields, Tring,

6 NO,ONE-BEDROOMED FLATS AND 2 NO TWO-BEDROOMED FLATS AND ASSOCIATED CAR PARKING

Your application for *full planning permission* dated 07.08.1991 and received on 09.08.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 17.10.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1107/91

Date of Decision: 17.10.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
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.
3. Prior to occupation of the development hereby permitted the boundaries of the site, including those around the car park, shall be fenced and planted in accordance with details submitted to and approved by the local planning authority.
4. Notwithstanding the details shown on Plan No. 4/1107/91, Drg. No. 91.13.06, the development hereby permitted shall not be occupied until arrangements for vehicle parking in accordance with standards specified by the local planning authority shall have been submitted to and approved by the local planning authority. Such details shall include layout, materials of surfacing and landscaping.
5. 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.
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 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.
7. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
8. Sight lines of 2.4 x 35 shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1107/91 continued

Date of Decision: 17.10.1991

9. The length of Tring Town Footpath No. 41 which crosses the site must be brought up to an adoptable standard for the length fronting the site. Details of works should be submitted to and approved by the local planning authority prior to commencement of works. The right of way must remain clearly defined and unobstructed at all times and the works to the footpath completed prior to occupation of the development.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-3. To ensure a satisfactory appearance.
4. In order to safeguard the appearance of this area which is part of an important "Green route" through Tring.
- 5-6. To maintain and enhance visual amenity.
- 7-8. In the interests of highways safety.
9. To ensure a satisfactory development.