

Town Planning 4/1130/81

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

Magnet Joinery Ltd.,
 Royd Ings Avenue,
 WEST YORKSHIRE.

To

E. Batley, Esq.,
 Group Surveyor,
 Magnet & Southern Ltd.,
 2/4 Whitley Street,
 Bingley,
 WEST YORKSHIRE.

Use of building for storage, sale and distribution
 of timber sheet materials, joinery and ancillary
 products, Land east of "Goodyear Tyres", Paradise,
 Hemel Hempstead.

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 27th August, 1981,
 and received with sufficient particulars on 1st September, 1981,
 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 development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on plan 4/1107/80 approved by the local planning authority on 21st August, 1980 shall have been provided, and they shall be maintained at all times thereafter.
- (3) For a period of 10 years from 21st August, 1980, the floorspace to which this permission relates shall be occupied by Magnet Joinery Ltd., or such other person, firm, company or organisation who require premises in order to carry out their existing Hertfordshire based activities or who, in the case of a new activity need to be located within the area in the national or regional interest and who are certified in writing by the local planning authority as complying with either of these criteria or otherwise being an exceptional case within the terms of their adopted industrial and employment policies and who, in either case, would not give rise to any significant increase in employment within the area such as to prejudice the objectives set out in Policy Nos. 1, 3 and 4 of the approved County Structure Plan (1979).
- (4) The use hereby permitted shall be for the storage, sale and distribution of timber sheet materials, joinery and ancillary products only and for no other purpose

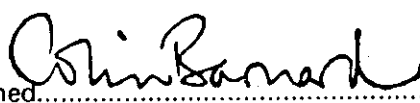
whatsoever (including any other purpose within Class X of the Schedule to the Town and Country Planning (Use Classes) Order 1972).

(5) No goods, materials or refuse shall be stored or processed outside the limits of the buildings and the curtilage shall be kept in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

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 ensure proper use of the site and avoid obstruction on adjacent highways.
- (3) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the approved County Structure Plan (1979).
- (4) In order that the local planning authority may control the future users of the site to ensure that their operations are compatible with adjacent uses and comply with the requirements of policies 47, 57, 58, 59 and 60 of the deposited Dacorum District Plan.
- (5) To ensure satisfactory appearance and amenity of the area.

Dated.....1st.....day of.....October.....1981.

Signed.....

Designation ...Chief Planning Officer.

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.