

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1133/91

The Tring Charities
C/o S Johnson, 18 Boxwell Rd
Berkhamsted
Herts

Phippen, Randall & Parkes
82 Bridge Road, Hampton Crt.
East Molesey, Surrey
KT8 9HF

DEVELOPMENT ADDRESS AND DESCRIPTION

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Allotment Land off, Mortimer Hill, Tring

TWENTY ELDERLY PERSONS BUNGALOWS, ACCESS ROAD AND PARKING

Your application for *outline planning permission* dated 06.08.1991 and received on 16.08.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Chin Kama

Director of Planning.

Date of Decision: 12.10.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1133/91

Date of Decision: 12.10.1993

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 hereof shall include:-
 - (a) a survey of the site including levels, natural features, trees and hedges;
 - (b) access, turning, garaging, forking and circulation facilities;
 - (c) refuse collection arrangements;
 - (d) boundary treatment;
 - (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

4. The vehicular access to the development hereby permitted shall have a width of 4.8 m minimum and all footpaths shall have a width of 2 m minimum.

Reason: In the interests of highways safety.



CONDITIONS APPLICABLE

TO APPLICATION: 4/1133/91 (continued - 1)

Date of Decision: 12.10.1993

5. At the junction of the access to the application site with Mortimer Hill sight lines of 2.4 x 70 m 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.

Reason: In the interests of highways safety.

6. The kerb radii of the access shall be 10.5 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

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.

Reason: In the interests of highways safety.

8. The road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

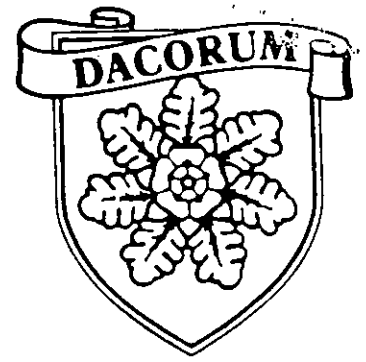
Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

9. 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.

10. 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.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1133/91 (continued - 1)

Date of Decision: 12.10.1993

11. Notwithstanding the details submitted with the application no work shall be started on the development hereby permitted until details of materials to be used externally, including ground surfacing materials, 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.