



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1163/94

Viking Homes
The Old Granary
Aylesbury Road
Monks Risborough
Bucks

Mr A King
Folly Bridge House
Bulbourne
Tring, Herts
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land rear Station Road and Cow Lane, Tring, Herts

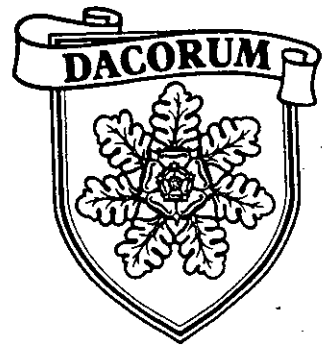
ELEVEN DETACHED DWELLINGS AND ACCESS ROAD

Your application for *full planning permission* dated 05.09.1994 and received on 07.09.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 08.10.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1163/94

Date of Decision: 08.10.1996

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 as approved.

Reason: To ensure a satisfactory appearance.

3. No work shall be started on the development hereby permitted until details of the proposed means of enclosure within and around the site whether by means of walls, fences or hedges, shall have been submitted to and approved in writing by the local planning authority. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site. The approved means of enclosure within the site shall be constructed, erected or planted at the same time as the buildings to which they relate are constructed.

Reason: To ensure a satisfactory appearance.

4. 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.

5. 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, which 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.

Continued.....



CONDITIONS APPLICABLE
TO APPLICATION: 4/1163/94

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6. The hedge and tree belt along all the boundaries of the site shall be protected by a scheme designed to meet BS 5837 (1991), which shall be submitted to and approved by the local planning authority. The approved scheme shall be implemented before any works of construction are commenced on site, and shall remain in place until the completion of the development.

Reason: To maintain and enhance visual amenity.

7. No house shall be occupied until a means of vehicular access to it has been constructed in accordance with Drawing No SF200A.

Reason: In the interests of highways safety.

8. The off-site works as described in principle in the third schedule of the Section 106 Agreement shall have been completed to the satisfaction of the local planning authority prior to the occupation of any of the dwellings hereby granted planning permission.

Reason: In the interests of highways safety.

9. Tring Town Footpath No 56 must remain free from encroachment for a minimum width of 3.7 metres within the site curtilage at all times.

Reason: In the interests of highways safety.

10. During the construction period Tring Town Footpath No 56 shall be fenced in accordance with details to be submitted to and approved by the local planning authority. No works shall commence on site until the approved fencing has been provided.

Reason: To ensure a satisfactory development.

11. Tring Town Footpath No 56 must be surfaced in MoT type 1 material to a depth of 200 mm with wooden edges throughout the site and on the link to Station Road to the satisfaction of the local planning authority prior to occupation of any of the dwellings hereby approved.

Reason: To ensure a satisfactory development.

12. The road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Roads in Hertfordshire - A Design Guide".

(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: In the interests of highways safety.

Continued.....



CONDITIONS APPLICABLE
TO APPLICATION: 4/1163/94

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13. A forward visibility curve shall be provided on the inside of the highway bend adjacent to unit 1B. This splay should provide for a forward sight line of 33 metres within which there shall be no obstruction more than 600 mm above carriageway level, and planting shall be restricted to grass.

Reason: In the interests of highways safety.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amendment thereto, no development comprised in Classes A, B, C, D, E, F, G, or H of Part 1 of Schedule 2 to that Order, shall be carried out within the prior written approval of the local planning authority.

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

15. The development hereby permitted shall not be occupied until sight lines of 2.4 m x 75 m in both directions at the junction of the proposed access road and Station Road shall have been provided to the satisfaction of the local planning authority, and they shall be maintained at all times thereafter.

Reason: In the interests of highways safety.

16. The garages for each property hereby permitted shall be used only for purposes of car storage for the occupants of the buildings within the curtilage of the site and for no other persons, unless agreed in writing by the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.