

DP

Town Planning

Ref. No. 4/1168/86

TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Gateway Foodmarkets Ltd.  
Ocean House  
Park Road  
Bracknell  
Berk. RG12 2LZ

Nathaniel Lichfield & Partners  
Star House  
104-108 Grafton Road  
London NW5 2BD

Supermarket and associated car parking

at Beconsforth Site, Midland Road/Marlborough  
Hillfield Road, 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 15.8.86

and received with sufficient particulars on 15.8.86 amended 15.9.86, 15.10.86, 23.10.86  
and shown on the plan(s) accompanying such application, subject to the following conditions:— 28.10.86

- (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) No goods, crates, packaging materials, trolleys or waste shall be stacked or stored on the site except within the building or storage areas at any time approved by the local planning authority.
- (3) Prior to commencement of work on the site a full specification of the external works and finishes shall be submitted to and approved by the local planning authority.
- (4) Before work commences on the development hereby permitted details of sound insulation work required to reduce emission from any heating, refrigeration or ventilation plant or compressor unit shall be submitted to and approved by the local planning authority.
- (5) Prior to occupation of the building hereby permitted full details of all lighting equipment and security devices to be used in the car park areas, shall be submitted to and approved by the local planning authority.
- (6) The car parking areas hereby permitted shall not be made available for public use outside the hours of 0700-2200 Mondays to Saturdays.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

- (1) To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Orders 1977-81.
- (2) In the interests of amenity.
- (3) To ensure the proper and satisfactory development of the site.
- (4) In the interests of amenity.
- (5) To ensure the proper and satisfactory development and layout of the site.
- (6) To avoid misuse of the parking areas and to enable the local planning authority to retain control of parking arrangements.
- (7) To ensure that adequate safeguards are made to preserve car parking facilities in the town centre.
- (8) To ensure proper development of the site.
- (9) To ensure proper development of the site.
- (10) In the interests of the residential amenity of adjacent dwellings.
- (11) To avoid unnecessary traffic congestion within the site.
- (12) To minimise traffic congestion within the site.
- (13) To minimise traffic congestion within the site.
- (14) In the interests of amenity.
- (15) For the avoidance of doubt and to safeguard the residential amenities of adjacent property.

cont'd./

Dated \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Signed.....

Designation .....

#### 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.

- (7) Before the existing surface car park on the site is closed, adequate alternative facilities shall be provided in accordance with a scheme to be submitted to and approved by the local planning authority.
- (8) Before the building hereby permitted is occupied the car parking spaces, service areas and vehicle manoeuvring areas shall be laid out and surfaced in accordance with details to be submitted to and approved by the Local Planning Authority and these shall be maintained at all times thereafter to the satisfaction of the Local Planning Authority.
- (9) Prior to occupation of the building hereby permitted details of signs to indicate pedestrian/vehicular circulation and prohibition shall be agreed in writing with the Local Planning Authority.
- (10) Prior to the commencement of building operations the existing car park entrance from Alexandra Road shall be closed at its western extremity and shall not be used for construction traffic or storage of materials. This condition shall apply notwithstanding the provisions of Class IV of Schedule 1 to the Town and Country Planning General Development Order 1977-8.
- (11) The service yard indicated on Drawing No. 3GF1 016 shall not be used otherwise than for the parking and unloading of commercial vehicles.
- (12) Bay Nos. 1 - 9 indicated on Drawing No. 3GF1 016 shall be used for the parking of staff cars only.
- (13) All construction traffic shall enter and leave the site by means of the access to Midland Road.
- (14) Before work is commenced on the development hereby permitted full details of boundary walls and fences shall be submitted to and approved by the Local Planning Authority and these shall be constructed prior to commencement of major construction works. Such details shall include the treatment of the pedestrian access to Marlowes.
- (15) No bakery facility shall be located within the building hereby permitted without the prior agreement in writing of the Local Planning Authority as to its location within the store.
- (16) Prior to work commencing on the site, details shall be submitted to and approved by the Local Planning Authority of facilities for the cleaning of the wheels of vehicles leaving the site. Such facilities shall be maintained on the site during the period of construction work to the satisfaction of the Local Planning Authority.
- (17) Notwithstanding the details indicated on the plans hereby approved the position of the plant rooms within the building shall be agreed in writing with the Local Planning Authority before work is commenced on the site.
- (18) 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.

Plan No. 4/1168/86 (cont'd.)

- (19) 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.

- (16) In the interest of highway safety and amenity.
- (17) To safeguard the residential amenities of adjacent dwellings.
- (18) To maintain and enhance visual amenity.
- (19) To maintain and enhance visual amenity.

Dated 14<sup>th</sup> day of November 1986

Signed Chris Barnard

Designation CHIEF PLANNING OFFICER