

TOWN & COUNTRY PLANNING ACT 1971

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To

Fairview Estates Ltd.,
50 Lancaster Road,
Enfield,
Middx.Irons Cobert & Styles,
2 River Front,
Enfield,
Middx.Residential Development and Health Centre
Phase VII

at

Woodhall Farm, Shenley Road, Hemel Hempstead

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby permits the development proposed by you in your application dated **24th September, 1982** and received with sufficient particulars on **29th September, 1982** and **1st November, 1982**

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 landscaping scheme indicated on plan no. WF.1 shall be implemented in accordance with the approved details in the first planting season following rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (3) The development hereby permitted shall not be occupied until the facilities for refuse disposal, as approved, shall have been provided and they shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (4) The access roadway at its junction with Shenley Road shall include the provision of sight lines 4.5 m x 70 m within which there shall be no obstruction more than 0.6 m above carriageway level.
- (5) The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire" and, before any work is commenced on the development hereby permitted, full details of the roadworks proposed shall be submitted to and approved by 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 maintain and enhance visual amenity.
- (3) To ensure the proper development of the site.
- (4) To ensure proper development and in the interests of road safety.
- (5) To ensure the proper and satisfactory layout and development of the site.
- (6) To ensure the proper development of the site and avoid obstruction on adjacent highways.
- (7) To ensure proper development of the site.
- (8) To ensure proper development of the site.
- (9) To ensure proper development of the site and avoid obstruction on adjacent highways.

Dated 11th day of November, 1982

Signed.....

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, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 for the Environment 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 District Council in which the land is situated, 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.

4/1170/82 (Continued)

- (6) The residential development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation and manoeuvring facilities (inasmuch as it relates to the residential development) shown on plan no. 4/1170/82 (drawing WF1E) shall have been provided and they shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (7) The land hatched blue on plan no. 4/1170/82 (drawing WF1E) shall be reserved for the construction of a "group practice health centre" with ancillary parking facilities. This development shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building and means of access thereto which shall have been approved by the Local Planning Authority before any development is commenced.
- (8) No work shall be started on the 'group practice health centre' hereby permitted until detailed proposals for vehicle parking within the curtilage of the site in accordance with standards adopted by the Local Planning Authority shall have been submitted to and approved by the Local Planning Authority.
- (9) The 'group practice health centre' hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 8 hereof shall have been provided and they shall be maintained at all times thereafter.

Dated 11th day of November, 1982

Signed 

Chief Planning Officer