

31 October 1990

4/1175/90CC/JK/MB
Mr J Knapp
2380

County Secretary
County Hall
Hertford
SG13 8DE

Dear Sirs

RESIDENTIAL DEVELOPMENT (OUTLINE)
FIELDS END SCHOOL, POLEHANGER LANE, HEMEL HEMPSTEAD

I refer to your application in respect of the above outline planning permission.

The application was considered by Development Control Committee of the Borough Council on 18 October 1990, when it was resolved:

That the Hertfordshire County Council be informed that the Borough Council has no objection to deemed consent being claimed under Regulation 5(4) of the Town and Country Planning General Regulations 1976 for the development, subject to the imposition of the following conditions:

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 building(s) 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.
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.

3. The landscaping details submitted in accordance with Condition 1 hereof shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development.
4. All planting, seeding and turfing comprised in details submitted in accordance with Conditions 1 and 3 hereof shall be carried out not later than the first planting and seeding seasons following the first rateable occupation of the buildings hereby permitted, and any trees or plants which, within a period of five 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 other variation.
5. The details to be submitted in accordance with Condition 1 hereof shall include:
 - (a) plans, sections and details of the construction and layout of roads, footways, footpaths and street lighting;
 - (b) plans, sections and details of the construction and layout of foul and stormwater drainage;

and no dwelling hereby permitted shall be occupied until those parts of the roads, footways, footpaths (with the exception of final surfacing), foul and stormwater drainage serving it shall have been constructed in accordance with the approved plans. Such residual final surfacing shall be carried out within six months of the said occupation of the dwellings which the roads, footpaths and footways serve, or such longer period as the local planning authority may approve.

6. The details referred to in Conditions 1 and 5 (a) hereof shall be constructed in accordance with the specification of Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto) unless the local planning authority gives written consent to any other variation.
7. The details referred to in Conditions 1 and 5 (b) hereof shall be constructed in accordance with the specification "Sewers for Adoption" issued by the National Water Council (or any amendments thereto) unless the local planning authority gives written consent to any variation thereto.
8. No work shall be started on any part of the development hereby permitted until details of vehicular access and visibility splays for constructional traffic shall have been submitted to and approved by the local planning authority and constructional traffic shall be limited only to that access as so approved.

9. No work shall be started on the development hereby permitted (or, if the land is to be developed in phases or in separate parts, on development of any such phase or part) until full details of a scheme for maintenance and management of any areas of land within the development (or any phase or part of the development) comprising open space, landscaping, amenity greens and children's play areas (shown and clearly designated as such on details to be submitted in accordance with Condition 1 hereby) shall have been submitted to and approved by the local authority.
10. None of the dwellings hereby permitted shall be occupied until details referred to in Condition 9 hereof relating to the development (or, if the land is to be developed in phases or in separate parts, the dwellings contained in that phase or part) shall have been provided, unless variation has been agreed in writing with the local planning authority prior to occupation.
11. The details submitted in accordance with Condition 1 hereof shall include:
- (a) a survey of the site including levels and other natural features;
 - (b) garaging, parking and circulation facilities;
 - (c) refuse collection facilities;
 - (d) boundary fencing/walling/hedging;
- and no dwelling hereby permitted shall be occupied until the items as approved in relation to the dwelling shall have been provided.
12. The garaging, parking and circulation facilities referred to in Condition 11 hereof shall be laid out in accordance with the approved plans and those areas shall not thereafter be used for any purpose other than the parking of vehicles.
13. Details submitted in accordance with Condition 1 of this permission shall include longitudinal sections through any private drive and through each of the individual access drives, where such drives contain gradients in excess of 1 in 14.

(Note: Significant changes in drive gradients should be dealt with by way of vertical curves).

Yours faithfully



DIRECTOR OF PLANNING