

Town Planning

Ref. No. 4/1187/87.....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To

Cramphorn PLC,
Cuton Mill,
Chelmsford,
EssexMessrs. Lardi Cox and Partners,
1 The Old School House,
George Street,
Hemel Hempstead,
Herts.

..... Extension to sales building and alterations

..... to garden centre layout

at Broadwater Garden Centre, Great Gaddesden, Herts.

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 29 July 1987

and received with sufficient particulars on 3 August 1987 as amended on 15 February 1988
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 development shall not be brought into use until the proposed access has been constructed to the current specification of Hertfordshire County Council.
- (3) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 993.05C (site layout) (Plan Reference 4/1187/87) shall have been provided and they shall not be used thereafter otherwise than for the parking, circulation, loading and unloading of vehicles.

Cont.

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) In the interest of highway safety and amenity.
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) To maintain and enhance visual amenity in this designated Chilterns Area of Outstanding Natural Beauty.
- (5) To maintain and enhance visual amenity in this designated Chilterns Area of Outstanding Natural Beauty.
- (6) To ensure a satisfactory appearance.
- (7) The development hereby permitted is an alternative scheme to the previous permitted development in the rural area beyond the Metropolitan Green Belt wherein severe restrictions apply to development.
- (8) To ensure that the restoration is carried out in the interests of public health and safety.

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.

- (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 those 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.
- (5) All planting, seeding, 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 during the construction of the development or 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.
- (6) No work shall be started on the development hereby permitted until details of facing bricks and tiles 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 so approved.
- (7) The development hereby permitted shall not be carried out and this permission shall become of no effect if the permission granted on 6 June 1985 for "addition to and extension of greenhouse" at Broadwater Nurseries, Great Gaddesden (reference 4/0517/85) is at any time implemented either wholly or in part.
- (8) The filling of the former cress bed as shown on Drawing 993.05C (site layout) (Plan Reference 4/1187/87) shall comprise a granular sub-base material type 1 as set out at Clause 803 of Part 3 of the Department of Transport's publication "Specification for Highway Works (August 1986)" or in any similar provision in any amendment thereto and consolidated in layers as specified on the said drawing and the Spring water within the said former cress bed shown to be piped so that it will flow into the remaining former cress bed immediately to the south thereof.

Dated

31st May 1988

Signed

Chris Barnard

Designation

Chief Planning Officer