

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1204/94

Shooters Golf Driving Range
Shootersway
Berkhamsted
Herts

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

DEVELOPMENT ADDRESS AND DESCRIPTION
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Shooters Golf Driving Range, Shootersway, Berkhamsted

RETENTION OF SWIMMING POOL EXTENSION TO CLUBHOUSE, USE OF LAND FOR CRICKET AND FOOTBALL PITCHES

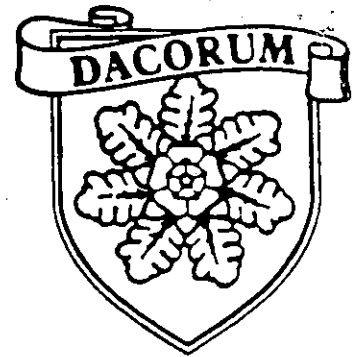
Your application for *full planning permission* dated 14.09.1994 and received on 15.09.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.05.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1204/94

Date of Decision: 19.05.1995

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 development shall take place until a ground and soil gas investigation has been carried out in the area of the proposed Clubhouse extension and the results of the survey, together with proposed measures for sub-floor ventilation, or other protection measures against gas ingress at the building, shall have been submitted to and approved by the local planning authority.

Reason: To ensure that adequate measures are taken to prevent the build-up of landfill gases.

3. The extension shall be constructed in accordance with the measures for sub-floor ventilation and gas protection measures approved under Condition 2 of this permission.

Reason: To ensure that adequate measures are taken to prevent the build-up of landfill gases.

4. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance.

5. No work shall commence on the extension hereby permitted until the football and cricket pitches have been formed in accordance with the details approved under Condition 7 of this permission.

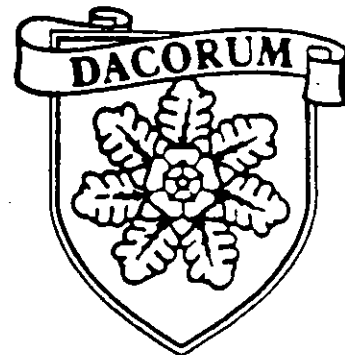
Reason: The site lies within the Metropolitan Green Belt wherein there is a presumption against new building development. The proposed extension houses small scale changing facilities which are necessary to sustain an acceptable change of use of the land. However, in order to safeguard policies for the protection of the Green Belt the extension should not be constructed until the physical works for the formation of the proposed football and cricket pitches have been carried out.

6. Notwithstanding the details shown on approved drawing no. SGR135B this permission does not extend to the retention of the swimming pool marked "S" and coloured green on that drawing.

Reason: The swimming pool is expressly excluded from this permission as it constitutes inappropriate development in this rural, Green Belt location.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1204/94

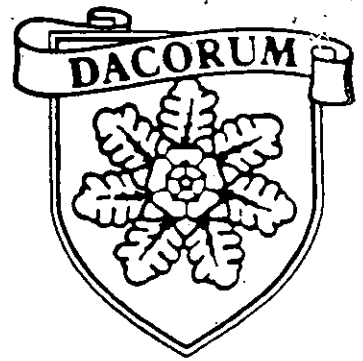
Date of Decision: 19.05.1995

7. No work shall commence on the construction of the football pitch and cricket pitch hereby permitted until the following details have been submitted to and approved by the local planning authority:
- (a) A factual and interpretive report on the condition, stability and characteristics of the tipped material and any overlying soils on the site as established by the excavation of trial pits or boreholes (such report to include details of the locations of trial pits or boreholes and the methodology adopted).
 - (b) An assessment for the presence of landfill gas and the extent to which construction of the cricket pitch and football pitch may cause increased lateral migration of landfill gas including monitoring facilities, a monitoring scheme and control system designed to detect and control any migration of gas in accordance with Waste Management Paper No. 27.
 - (c) Details of proposed final levels on the site (including settlement allowance) having regard to the findings of the report referred to at Condition 7 (a).
 - (d) Details of the proposed depth and specification of cover materials (including topsoil, subsoil or clay capping) over the waste having regard to the findings of the report referred to at Condition 7 (a).
 - (e) Details of the volume of cover materials to be imported and an overall cut and fill materials balance calculation, together with any proposals for on site storage of fill materials whilst development progresses.
 - (f) details of the number of vehicle movements required in connection with importation of the cover materials referred to at Condition 7 (d), together with proposals to limit the hours during which vehicles visit the site.
 - (g) Details of the height and profile of the proposed grassed mounds, together with details of the materials to be used in their formation.,
 - (h) A method statement for the management of any waste material that is exposed or disturbed.

Reason: To ensure the safe, durable and proper development of the site in accordance with an orderly programme of operations and restoration in the interests of the visual amenity of the area, the residential amenity of neighbouring properties and the safeguarding of the council's strategic policies for the area.

Continued.....





CONDITIONS APPLICABLE
TO APPLICATION: 4/1204/94

Date of Decision: 19.05.1995

8. Notwithstanding the details shown on approved drawing no. SGR136A no work shall commence on the construction of the football pitch and cricket pitch hereby permitted until revised details of drainage arrangements shall have been submitted to and approved by the local planning authority. Such details shall have regard to the findings of the report referred to at Condition 7 (a) and shall include details of drain type, size, inverts, falls and soakaways. This submission shall include details to minimise the rate of run off to an acceptable level and also to locate any soakaways away from areas of waste deposition.

Reason: To ensure the proper drainage of the site.

9. The football pitch and cricket pitch shall be constructed in accordance with the details approved under Conditions 7 and 8 of this permission.

Reason: To ensure the safe, durable and proper development of the site in the interests of the visual amenity of the area, the residential amenity of neighbouring properties and the safeguarding of the Council's strategic policies for the area and to ensure the proper drainage of the site.

10. 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 and details of seeding and turfing that is proposed.

Reason: To maintain and enhance visual amenity.

11. 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.

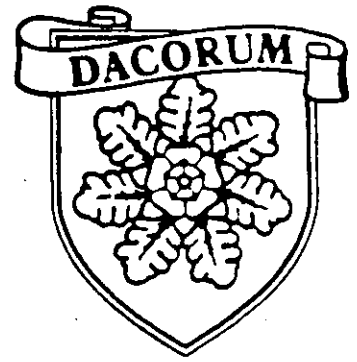
Reason: To maintain and enhance visual amenity.

12. Landfill gas monitoring and control measures shall continue and be maintained until gas evolution has ceased as defined in Waste Management Paper No. 27.

Reason: To ensure that adequate measures are taken to prevent the build-up of landfill gas.

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CONDITIONS APPLICABLE
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13. There shall be no illumination of the football and cricket pitches hereby permitted without the prior written approval of the local planning authority.

Reason: To safeguard the appearance of the site which occupies a prominent position within the Chiltern's Area of Outstanding Natural Beauty.

14. No outdoor public address system or outdoor sound amplification system shall be used on the land without the prior written approval of the local planning authority.

Reason: In the interests of amenity within the Chiltern's Area of Outstanding Natural Beauty.

