

Town Planning
Ref No ...4/1256-95

Other
Ref No

TOWN & COUNTRY PLANNING ACT, 1990

To: **DIRECTOR OF TECHNICAL SERVICES
DACORUM BOROUGH COUCNIL
CIVIC CENTRE
MARLOWES
HEMEL HEMPSTEAD
HH1 1HP**

**APPLICATION FOR ENCLOSURE FOR
STORAGE OF WASTE PAPER
at: CUPID GREEN DEPOT, REDBOURN
ROAD, HEMEL HEMPSTEAD.**

Brief description
and location of
proposed
development

In pursuance of their powers under the above 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 4 December 1996 and received with sufficient particulars on 3 October 1995 and shown on the plan (s) 5/01/2B and PPS/02 submitted 28 December 1995, subject to 12 Conditions, which are detailed in the attached Schedule, along with the Reasons for the imposition of the Conditions.

Dated: *29* day of *May* 19*96*

Signed *Suzanne Jander*

Designation : Head of Restoration,
Minerals and Waste Planning

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TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State of the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol, BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decisions on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

SCHEDULE OF CONDITIONS NUMBERED 1 - 12 ATTACHED TO PLANNING
PERMISSION REF. 4/1256-95 FOR ENCLOSURE FOR STORAGE OF WASTE
PAPER, CUPID GREEN DEPOT, REDBOURN ROAD, HEMEL HEMPSTEAD.

1. The development shall be begun within a period of one year from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The operations authorised by this planning permission shall, except where modified by this Schedule of Conditions, be undertaken in accordance with the provisions of the planning application ref. 4/1256-95 dated 21 September 1995 and shown on amended Drawing PPS/02 submitted on the 28 December 1995 unless prior agreement has been obtained from the Local Planning Authority in writing.

Reason: To ensure that the development takes place in accord with the submitted documents, and so that the adverse effects on the locality are kept to a minimum.

3. No waste other than wastepaper and cardboard shall be stored in the building hereby approved without the prior written agreement of the local planning authority.

Reason: To ensure that the impact of the facility upon the locality is controlled.

4. Except with the previous written agreement of the Local Planning Authority, the development hereby permitted shall only be for the purposes of storage.

Reason: To ensure minimum impact on the local environment.

5. No development shall take place until details have been submitted to and approved by the Local Planning Authority, which shall indicate the provision of a duo pitched roof to the structure. Such details shall be approved prior to the commencement of the construction of the building and implemented in full.

Reason: To protect the amenity of the nearby landuses.

6. Details of the colour treatment of all external elevations shall be submitted to and approved by the Local Planning Authority prior to the commencement of the construction of the building. Such details as may be approved shall be implemented in full.

Reason: To protect the visual amenity of the surrounding area.

J. Davidson 29.5%

7. Adequate measures shall be taken to ensure that vehicles leaving the site shall not deposit mud or other materials on the public highway.

Reason: To ensure the safety of traffic using the public highway.

8. Adequate measures to prevent litter escaping from the building hereby approved shall be taken.

Reason: To protect the amenity and the environment of the surrounding land.

9. Noise from the development and operations conducted on the site {Corrected Noise Level (Leq 1 hour) } shall not exceed the background noise level (i.e. L90) measured over the representative period in the vicinity of the nearest noise sensitive use by more than 5dB (A).

Reason: To minimise the adverse impact of noise on the surrounding amenity.

10. There shall be no more than 60 vehicle movements per day (defined as one vehicle entering or leaving the depot) associated with the development unless otherwise previously agreed in writing with the local planning authority.

Reason: In the interests of highway safety.

11. Access to and egress from the development hereby approved shall not be gained other than via the existing access and depot circulatory system shown on Drawing 5/01/2B/3.

Reason: In the interests of highway safety.

12. Operations shall only take place between the hours of:-

| | |
|--------------------------|----------------------------|
| Mondays - Fridays | 07:30 - 20:00 hours |
| Saturdays | 07:30 - 17:00 hours |

Additionally, operations shall be permitted to take place:

| | |
|-------------------------|---|
| Monday - Fridays | 07:30 - 22:00 hours on 12 occasions per year |
| Saturdays | 07:30 - 20:00 hours on 6 occasions per year |
| Sundays | 07:30 - 17:00 hours on 6 occasions per year |

The local planning authority shall be notified of each occurrence when such additional hours are operated.

No operations shall take place on Public Holidays.

Reason: To minimise the adverse impact of operations on the local community in terms of noise, traffic generated and general disturbance.