

Town Planning
Ref. No. A/1287/84

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Pengap Industrial Developments Ltd. Fuller Hall & Foulsham (Hemel Hempstead)
63 London Road 53 Marlowes
St. Albans Hemel Hempstead
Herts Herts

..... Warehouse with ancillary offices, car-parking and service areas at ... Ex. Hemel Engineering Site, Pennine Way, Hemel Hempstead, Herts.	Brief description and location of proposed development.
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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 1st October 1984
and received with sufficient particulars on 1st October 1984 (amended 14th Jan 1985)
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 road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and details of the finished surface of roads (including footways, amenity areas, sewers and lighting facilities) shall be submitted to and approved by the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the details as so approved.
- (3) The junction of Pennine Way and Redbourn Road shall include the provision of sight lines 4.5 m x 90 m, with kerb radius of 10 m to the North and 27 m (compound) to the South, within which there shall be no obstruction more than 600 mm above carriageway level.
- (4) The development hereby permitted shall not be occupied until the sight lines referred to in condition No.3 shall have been provided, and they shall be maintained at all times.

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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 interests of highway safety
- (3) In the interests of highway safety
- (4) In the interests of highway safety
- (5) To ensure satisfactory appearance
- (6) In the interests of amenity
- (7) To safeguard and maintain the strategic policies of the local planning authorities as expressed on the County Structure Plan and Dacorum District Plan.
- (8) To ensure proper development of the site
- (9) To ensure that adequate safeguards can be maintained in respect of possible contamination.

Dated.....22nd.....day of.....January.....19.1985

Signed.....

Designation 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, 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.

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- (5) The external walls and roof of the development hereby permitted shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.
- (6) No work shall be started until a comprehensive scheme of landscaping for the site, including boundary treatment, shall have been submitted to and approved by the local planning authority. The landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times to the reasonable satisfaction of the local planning authority.
- (7) The warehouse building hereby permitted shall be used for wholesale storage only (as set out in Class X of the Schedule to the Town & Country Planning (Use Classes) Order 1972) and shall not be used on a "cash and carry basis" or for retailing to the general public.
- (8) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation (loading and unloading) shown on plan No.4028.3 shall have been provided, and they shall be maintained at all times thereafter.
- (9) Prior to work commencing on the development hereby permitted a survey of the site shall be carried out to indicate, to the satisfaction of the local planning authority, the presence or otherwise of heavy metals or other toxic substances in the soil.

Date.....22nd.....day of...February.....1985

Signature.....

Designation CHIEF PLANNING OFFICER



HOUSE OF COMMONS
LONDON SW1A 0AA

RBJ/DEB

7th December 1984.

CHIEF EXECUTIVE OFFICER	
11 DEC 1984	
File Ref.
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Cleared

11298

R.H. Davis, Esq.,
Chief Executive,
Dacorum Borough Council,
Civic Centre,
Marlowes,
Hemel Hempstead,
HERTS

Dear Bob

A.J. WALL, CORNER FARM, REDBOURN ROAD

The above constituent has contacted me following the granting of Planning Permission next to his home. I understand that Corner Farm is Grade II Listed.

His complaint is that he received no notification of the development for which Planning Permission has been granted, either directly or through the medium of advertising in the local papers, or notices posted at the site. I would be grateful if you could check that all of the correct procedures were followed.

In addition, Mr Wall has complained that the location of the access, immediately next to his house which, being of the age that it is, does not have foundations, will severely shake the house and probably cause damage. I would be most grateful if you could let me know whether this point was in fact taken into account.

Yours ever
Robert B. Jones

ROBERT B. JONES, M.P.

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL			
Ref.	Ack.		
<input checked="" type="checkbox"/> C.P.	<input checked="" type="checkbox"/> C.	Admin.	File
Received	11 DEC 1984		
Comments	Reply required direct to M.P. with copy to CE. Show me the response prior to disposal		

TOWN & COUNTRY PLANNING ACT 1971

DACORUM DISTRICT COUNCIL

To:

Warehouse and car parking
Pennine Way, Hemel Hempstead
Details of landscaping

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1287/84

granted on 22 Feb. 1985 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 10. June 1985

Dated

day of

19

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.