



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1287/95

Commission For The New Towns
Glen House, Stag Place
Victoria
London
SW1E 5AJ

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land adjacent to Woodwells Farm, Buncefield Lane, Hemel Hempstead

11,052 SQUARE METRES GROSS INDUSTRIAL AND/OR STORAGE AND DISTRIBUTION FLOORSPACE
(OUTLINE)

Your application for *outline planning permission* dated 04.10.1995 and received on 05.10.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

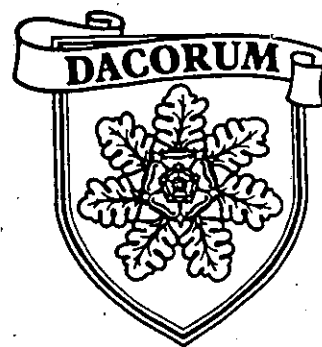
Director of Planning

Date of Decision: 07.11.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1287/95

Date of Decision: 07.11.1996



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.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

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.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 hereof shall include:-

- (a) a survey of the site including levels, natural features, trees and hedges;
- (b) garaging, parking, circulation, loading and unloading facilities;
- (c) refuse collection and general storage arrangements;
- (d) boundary treatment;
- (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

(Contd..)

CONDITIONS APPLICABLE
TO APPLICATION: 4/1287/95 (Contd..)

Date of Decision: 07.11.1996



4. The development hereby permitted shall be used for industrial and/or storage and distribution purposes and for no other purpose.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Dacorum Borough Local Plan and to enable the local planning authority to retain control of the development in the interests of health and safety as the site is adjacent to existing hazardous development.

5. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.