



Hertfordshire
COUNTY COUNCIL

Environment

Town Planning
Ref No.4/1296-96 (582)

Other Ref
No

TOWN & COUNTRY PLANNING ACT, 1990

To: The English Sangha Trust Ltd
Amaravati Buddhist Monastery
Great Gaddesden
Hemel Hempstead
Herts HP1 3BZ

APPLICATION FOR THE DEPOSIT OF
WASTE FOR RESTORATION OF
WOODLAND
at: ST MARGARET'S COPSE, GREAT
GADDESSEN, HERTS

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 9 October 1996 and received with sufficient particulars on 14 October 1996 and shown on the plan (s) accompanying such application, subject to 6 Conditions, which are detailed in the attached Schedule, along with the Reasons for the imposition of the Conditions.

Dated: 10 day of *September* 1997

Signed *Susan Davidson*

Designation - Head of County
Development Unit

Contd....



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Director: Charlie Watson

**SCHEDULE OF CONDITIONS NUMBERED 1 - 6 TO BE ATTACHED TO
PLANNING PERMISSION FOR DEPOSIT OF WASTE FOR RESTORATION
OF WOODLAND AT ST MARGARET'S COPSE, GREAT GADDESSEN,
REFERENCE NUMBER 4/1296-96 (582)**

- 1. The development hereby permitted shall be begun before the expiration of a period of 5 years 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 development shall be carried out in accordance with the letter dated 8 October 1997 and plans attached to the application and letter of 2 May 1997, except as modified by these conditions.**

Reason: - To enable the Local Planning Authority to control the development and to minimise its impact on the amenities of the area.

- 3. No more waste shall be imported to the site.**

Reason: - To enable the Local Planning Authority to control the development and to minimise its impact on the amenities of the area.

- 4. An aftercare scheme showing the steps to be taken to restore the physical characteristics of the land to woodland shall be submitted within six months of the date of this permission. The aftercare shall specify the steps to be taken and the periods during which they are to be taken and related to the restoration of the site. The steps to be taken shall cover a period of 5 years from the completion of restoration.**

Reason: - To ensure that the land is managed to ensure that it provides a beneficial use.

- 5. No operations shall take place except between the hours:**

0700 - 1730 Monday to Friday

0700 - 1220 Saturdays

and not at all on Sundays and Public Holidays.

Reason: - To protect the amenities of local residents.

6. The final layer of material on the site (unless previously approved by the Local Planning Authority), shall be;

- i) at least one metre deep and composed of subsoil or other soil forming material.**
- ii) so deposited as to produce an even, easily drained surface so that the land can be readily used for woodland.**
- iii) kept from any materials which may damage cultivation or interfere with the subsequent woodland use. All concrete, stones or other solid objects with a single dimension greater than 125mm shall be removed from the final layer.**

Reason: - To ensure that soils and restoration material provide the best standard of restoration for the woodland use.

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.