

B.S. Garrett, Esq  
County Valuer & Land Agent, *County Hall*,  
Hertford  
SG13 8DH

2577

G.P.Bailey

CLC/JAC EDM.109(1)

4/1299/85CC/GPB/SCH

~~1~~<sup>1</sup>Ath December 1985

Dear Sir

RESIDENTIAL DEVELOPMENT (OUTLINE APPLICATION)  
FIELDS END SCHOOL, POLEHANGER LANE, HEMEL HEMPSTEAD

I refer to your application in respect of the above outline planning application.

The application was considered by Development Control Committee of the Borough Council on 17th December 1985 when it was resolved:-

- (A) That the County Education Committee <sup>be</sup> informed that the Borough Council objects to the development at present pending the completion of traffic studies to evaluate the need for highway improvements to the local road network.
- (B) That the County Education Committee be informed that in the event of local highway improvements being found to be necessary, a scheme of improvement should be prepared and agreed. The Borough Council would not then object to deemed consent being claimed under Regulation 5 (4) of the Town and Country Planning General Regulations 1976 subject to a proviso that the development proposals were accompanied by the agreed scheme of highway improvements and that any future developer was legally charged with the obligation of implementing such scheme before the occupation of the development.
- (C) That in the light of proposals for road improvements agreed in pursuance of (B) above, the County Council impose a restriction on the residential density which shall first be agreed with the Borough Council.
- (D) Any grant of planning permission should be subject to the following conditions:-
  - 1. See note +
  - 2. See note ø

Contd.....

County Valuer & Land Agent, Hertford.

19th December 1985

3. The landscaping details submitted in accordance with Condition 1 hereof shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development.
4. All planting, seeding and turfing comprised in details submitted in accordance with Conditions 1 and 3 hereof, shall be carried out not later than the first planting and seeding seasons following the first rateable occupation of the buildings hereby permitted, and any trees or plants which, within a period of five 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 other variation.
5. The details to be submitted in accordance with Condition 1 hereof shall include:-
  - (a) plans, sections and details of the construction and layout of roads, footways, footpaths and street lighting;
  - (b) plans, sections and details of the construction and layout of foul and stormwater drainage;and no dwelling hereby permitted shall be occupied until those parts of the roads, footways, footpaths (with the exception of final surfacing), foul and stormwater drainage serving it shall have been constructed in accordance with the approved plans. Such residual final surfacing shall be carried out within six months of the said occupation of the dwellings which the roads, footpaths and footways serve, or such longer period as the local planning authority may approve.
6. The details referred to in Conditions 1 and 5 (a) hereof shall be constructed in accordance with the specification of Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto) unless the local planning authority gives written consent to any other variation.
7. The details referred to in Condition 1 and 5 (b) hereof shall be constructed in accordance with the specification "Sewers for Adoption" issued by the National Water Council (or any amendments thereto) unless the local planning authority give written consent to any variation thereto.
8. No work shall be started on any part of the development hereby permitted until details of vehicular access and visibility splays for constructional traffic shall have been submitted to and approved by the local planning authority and constructional traffic shall be limited only to that access so approved.

Contd.....

County Valuer & Land Agent, Hertford.

19th December 1985

9. Details of siting and design submitted in accordance with condition 1 hereof shall include the provision of children's play area(s).
10. The land referred to in condition 9 hereof shall be clearly designated on plans submitted in accordance with condition 1 hereof, shall be laid out in accordance with plans submitted to and approved by the local planning authority and such land shall not be used for any other purpose.
11. No work shall be started on the development hereby permitted (or, if the land is to be developed in phases or in separate parts, on development of any such phase or part) until full details of a scheme for maintenance and management of any areas of land within the development (or any phase or part of the development) comprising open space, landscaping, amenity greens and children's play areas (shown and clearly designated as such on details to be submitted in accordance with condition 1 hereof) shall have been submitted and approved by the local planning authority.
12. None of the dwellings hereby permitted shall be occupied until details referred to in conditions 9 and 11 hereof relating to the development (or, if the land is to be developed in phases or in separate parts, the dwellings contained in that phase or part) shall have been provided, unless variation has been agreed in writing with the local planning authority prior to occupation.
13. The details submitted in accordance with Condition 1 hereof shall include:-
  - (a) a survey of the site including levels and other natural features;
  - (b) garaging, parking and circulation facilities;
  - (c) refuse collection facilities;
  - (d) boundary fencing/walling/hedging;and no dwelling hereby permitted shall be occupied until the items as approved in relation to the dwelling shall have been provided.
14. The garaging, parking and circulation facilities referred to in Condition 13 hereof shall be laid out in accordance with the approved plans and those areas shall not thereafter be used for any purpose other than the parking of vehicles.

Contd.....

County Valuer & Land Agent, Hertford.

19th December 1985

15. Details submitted in accordance with Condition 1 of this permission shall include longitudinal sections through any private drive and through each of the individual access drives, where such drives contain gradients in excess of 1 in <sup>14</sup>.

(Note: Significant changes in drive gradients should be dealt with by way of vertical curves).

The suggested reasons for these conditions comprise:-

1. Pre-printed on decision notice
2. Pre-printed on decision notice
3. To maintain and enhance visual amenity
4. To maintain and enhance visual amenity
5. To ensure the proper and satisfactory layout and development of the site
6. To ensure the proper and satisfactory layout and development of the site
7. To ensure the proper and satisfactory drainage of the site
8. To ensure that all access to the site is restricted to one point in the interests of highway safety and amenities of the locality
9. To ensure facilities are available for residents of the development
10. To ensure retention of facilities for the benefits of residents of the development
11. To ensure adequate steps are taken for the upkeep of the open areas of land in the interests of the amenities of future residents of the development
12. To ensure the availability of such facilities for the future residents of the development
13. To ensure the availability of such facilities for the future residents of the development
14. To provide adequate parking facilities and avoid obstruction on the highways
15. In the interests of highway safety

Contd.....

County Valuer & Land Agent, Hertford

19th December 1985

In addition, in reaching a decision on this proposal I should be obliged if you would take into account representations made in a letter ... (copy enclosed) received from a local resident.

Yours faithfully



CHIEF PLANNING OFFICER

... Encl:


 GEOFFREY STEELEY  
 County Planning Officer

 Copies to: Education  
           CVLA  
           Secretarys  
           Dacorum D.C.  
           D/N File  
           Survey Section  
           Treasurers

 Hertford : 555217  
 Ext : 5217  
 Your ref :  
 My ref : 4/1299-85CC  
 :  
 Date : 23 July, 1986.  
 Please ask for : Mr S Christie

Dear Sir

THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976  
DEEMED CONSENT

I, G C Steeley, County Planning Officer, hereby give notice pursuant to Regulations 5(4) and 6(2) of the Town and Country Planning General Regulations 1976, that the proposed residential development (in outline) on land at Polehanger Lane, Hemel Hempstead.

Application No:- 4/1299-85CC  
 ..... is authorised subject  
 to the following conditions:

See attached sheet

For your records please note that deemed consent was granted for the above project by:

a) Delegated Chief Officer's Authority on.....23. July, 1986.....

Item No .....412.....

~~by~~ at a meeting of the.....

Yours faithfully

County Planning Officer

CONDITIONS RELATING TO PLANNING APPLICATION 4/1299-85CC

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, access, layout design, external appearance and landscaping of the development which shall have been approved by the Local Planning Authority before the development is commenced.

Reason

To comply with the provisions of the Town and Country Planning General Development Order 1977 and 1980.

2.
  - (a) 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 5 years commencing on the date of this notice.
  - (b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:
    - (i) The expiration of a period of 5 years, commencing on the date of this notice
    - (ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the Local Planning Authority or the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the Local Planning Authority or by the Secretary of State.

Reason

To comply with the requirements of Section 42 of the Town and Country Planning Act 1971.

3. The landscaping details submitted in accordance with Condition 1 hereof shall include indications of all existing trees and hedgerows on the land, and details of those to be retained together with measures for their protection in the course of development.

Reason

To maintain and enhance visual amenity.

4. All planting, seeding and turfing comprised in details submitted in accordance with Conditions 1 and 3 hereof, shall be carried out not later than the first planting and seeding seasons following the first rateable occupation of the buildings hereby permitted, and any trees or plants which, within a period of five 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 other variation.

Reason

To maintain and enhance visual amenity.

5. The details to be submitted in accordance with Condition 1 hereof shall include:-
- (a) plans, sections and details of the construction and layout of roads, footways, footpaths and street lighting;
  - (b) plans, sections and details of the construction and layout of foul and stormwater drainage;
- and no dwelling hereby permitted shall be occupied until those parts of the roads, footways, footpaths (with the exception of final surfacing), foul and stormwater drainage serving it shall have been constructed in accordance with the approved plans. Such residual final surfacing shall be carried out within six months of the said occupation of the dwellings which the roads, footpaths and footways serve, or such longer period as the Local Planning Authority may approve.

Reason

To ensure the proper and satisfactory layout and development of the site.

6. The details referred to in Conditions 1 and 5 (a) hereof shall be constructed in accordance with the specification of Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto) unless the Local Planning Authority gives written consent to any other variation.

Reason

To ensure the proper and satisfactory layout and development of the site.

7. The details referred to in Condition 1 and 5 (b) hereof shall be constructed in accordance with the specification "Sewers for Adoption" issued by the National Water Council (or any amendments thereto) unless the Local Planning Authority give written consent to any variation thereto.

Reason

To ensure the proper and satisfactory drainage of the site.

8. No work shall be started on any part of the development hereby permitted until details of vehicular access and visibility splays for construction traffic shall have been submitted to and approved by the Local Planning Authority and constructional traffic shall be limited only to that access so approved.

Reason

To ensure that all access to the site is restricted to one point in the interests of highway safety and amenities of the locality.



9. Details of siting and design submitted in accordance with condition 1 hereof shall include the provision of children's play area(s).

Reason

To ensure facilities are available for residents of the development.

10. The land referred to in condition 9 hereof shall be clearly designated on plans submitted in accordance with condition 1 hereof, shall be laid out in accordance with plans submitted to and approved by the Local Planning Authority and such land shall not be used for any other purpose.

Reason

To ensure retention of facilities for the residents of the development.

11. No work shall be started on the development hereby permitted (or, if the land is to be developed in phases or in separate parts, on development of any such phase or part) until full details of a scheme for maintenance and management of any areas of land within the development (or any phase or part of the development) comprising open space, landscaping, amenity greens and childrens play areas (shown and clearly designated as such on details to be submitted in accordance with condition 1 hereof) shall be submitted and approved by the Local Planning Authority.

Reason

To ensure adequate steps are taken for the upkeep of the open areas of land in the interests of the amenities of future residents of the development.

12. None of the dwellings hereby permitted shall be occupied until details referred to in conditions 9 and 11 hereof relating to the development (or, if the land is to be developed in phases or in separate parts, the dwellings contained in that phase or part) shall have been provided, unless variation has been agreed in writing with the Local Planning Authority prior to occupation.

Reason

To ensure the availability of such facilities for the future residents of the development.

13. The details submitted in accordance with Condition 1 hereof shall include:-

- (a) a survey of the site including levels and other natural features;
- (b) garaging, parking and circulation facilities;
- (c) refuse collection facilities;
- (d) boundary fencing/walling/hedging;

and no dwelling hereby permitted shall be occupied until the items as approved in relation to the dwelling shall have been provided.

Reason

To ensure the availability of such facilities for the future residents of the development.

14. The garaging, parking and circulation facilities referred to in Condition 13 hereof shall be laid out in accordance with the approved plans and those areas shall not thereafter be used for any purpose other than the parking of vehicles.

Reason

To provide adequate parking facilities and avoid obstruction on the highways.

15. Details submitted in accordance with Condition 1 of this permission shall include longitudinal sections through any private drive and through each of the individual access drives, where such drives contain gradients in excess of 1 in 14.

(Note: Significant changes in drive gradients should be dealt with by way of vertical curves).

Reason

In the interests of highway safety.

Reason

To maintain and enhance visual amenity.