



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1318/94

English Villages Houses Ass
Wigginton Parish Council
c/o Lovell Partnership
47 Upper King St
Royston
Herts SG8 9AZ

A & Q Partnership
The Hop Pole
32 Pitfield Street
London
N1 6EU

DEVELOPMENT ADDRESS AND DESCRIPTION
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Plantation Cottage, Highfield Road, Wigginton

DEMOLITION OF BUNGALOW, ERECTION OF 12 DWELLINGS, (INCLUDING 6 AFFORDABLE DWELLINGS) ACCESS ROAD, ETC.

Your application for *full planning permission* dated 30.10.1994 and received on 10.10.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 09.02.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1318/94

Date of Decision: 09.02.1995

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be constructed in Baggeridge Ingle Red Dragfaced brick, LBC Kempston Wealden Red Mixture and LBC Kempston Burwell Blend Bricks and Marley Mendip Rustic Grey and Old English Dark Red roof tiles or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the annotation on Drawing No 94/63/09 no development shall take place on the site until a scheme for the protection of the existing trees and hedges on the site shown on Drawing No 94/63/09 to be retained shall have been submitted to and approved by the local planning authority. The approved protection shall be retained in position for the duration of the development, and the protected trees and hedges shall not be wilfully damaged, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or seriously diseased during that period shall be replaced with trees of such size and species as may be agreed in writing with the local planning authority.

Reason: To maintain and enhance visual amenity.

4. All planting, seeding or turfing comprised in the approved details of landscaping as shown on Drawing No 94/63/09 hereby approved, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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 variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

5. None of the dwellings shall be occupied until the proposed access has been constructed and the verge has been reinstated to the current specification of Hertfordshire County Council and the local planning authority's satisfaction.

Reason: In the interests of highway safety and amenity.

Continued ...



CONDITIONS APPLICABLE
TO APPLICATION: 4/1318/94

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6. The access road shall be 4.8 m wide with kerb radii of 6 m.

Reason: So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway.

7. Concurrent with the construction of the access, visibility splays of 2.4 m x 2.4 m shall be provided and permanently maintained within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: To provide adequate visibility for drivers entering or leaving the site.

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 as amended, no development comprised in classes A, B, C, D, E, F, G or H of Part 1 of Schedule 2 to that Order shall be carried out without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

9. Notwithstanding the details shown on Drawing No 94/63/08A a fence shall be erected around the whole boundary of the site whilst retaining the beech hedgerow, details of which shall be submitted to and approved by the local planning authority before any work is commenced on site and such fence as may be agreed shall be erected prior to occupation of the dwellings hereby approved.

Reason: In the interests of amenity.

10. Details of the block pavements to be used on the access road and for the demarcation of visitors parking bays shall be submitted to and approved by the local planning authority before any work is commenced on site.

Reason: To ensure a satisfactory appearance.