

Town Planning
Ref. No. 4/1428/79

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Sowmac Investments Ltd.,
Pheasant Copse,
Pangbourne,
Berks.

Messrs. Telford & Partners,
Pinewood,
Bere Court Road,
Pangbourne,
Berks.

Warehouse/Factory building
.....
at Tring Industrial Estate, Upper Icknield Way, Tring...

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 permit the development proposed by you in your application dated 24th September 1979 and received with sufficient particulars on 28th September 1979 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) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the local planning authority. This 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 thereafter to the reasonable satisfaction of the local planning authority.
- (3) The development hereby permitted shall not be occupied until facilities for car parking and vehicular circulation shall have been provided as shown on plan 4/1428/79 and such facilities shall be maintained at all times thereafter.
- (4) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all existing trees and hedges on the site which are to be retained to prevent damage during construction works.
- (5) The warehouse building hereby permitted shall be used for wholesale

Conditions Cont'd.

storage only (as set out in Class 1 of the Town and Country Planning Use Classes Order 1972) and shall not be used on a "cash and carry" basis or for retailing to the general public.

- (6) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by, the local planning authority, and the development hereby permitted shall be constructed in the materials as so approved.

Cont'd/.....

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) & (4) To maintain and enhance visual amenity.
- (3) & (5) To ensure the proper development and use of the site.
- (6) To ensure satisfactory appearance.
- (7) To ensure satisfactory appearance and amenity of the area.
- (8) & (9) In order to safeguard and maintain the strategic policies of the local planning authorities as expressed in the approved County Structure Plan (1979).
- (10) To ensure the proper use of the site in the interests of general amenity in the area.

Dated..... 15th day of November 19 79

Signed.....

Designation Director of Technical Services

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.

Conditions Cont'd.

- (7) No goods, materials or refuse shall be stored or processed outside the limits of the buildings hereby permitted.
- (8) For a period of not less than 10 years from the date of this permission, the industrial floorspace (2722 sq.m.) to which this permission relates shall be occupied only by Templar Tools Ltd., or such person, firm, company or organisation who require premises in order to carry out their existing Hertfordshire based activity or who, in the case of a new activity need to be located within Hertfordshire in the national or regional interest and who are certified in writing by the local planning authority as complying with either of these criteria or otherwise being an exceptional case within the terms of their adopted industry and employment policies, and who in either case would not give rise to any significant increase in employment within the area such as to prejudice the objectives set out in Policy numbers 1, 3 and 4 of the Approved County Structure Plan (1979).
- (9) For a period of not less than 10 years from the date of this permission, the warehouse floorspace (2646 sq.m.) to which this permission relates shall only be occupied by such person, firm, company or organisation who are certified in writing by the local planning authority as operating a local distribution centre serving only the local community or as operating a regional warehouse which needs to be located within the County in the regional interest and who, in either case, would not give rise to any significant increase in employment within the area, such as to prejudice the objectives set out in Policy numbers 1, 3 and 8 of the Approved County Structure Plan (1979).
- (10) Between the hours of 0700 - 1900 Monday to Friday and 0700 - 1300 Saturdays, noise attributable to operations on the premises shall not exceed 61 dB(A) at the application site boundary so measured over any 15 minute period and expressed as an equivalent continuous sound level (Leq.). At any other time, the noise level must not exceed 49 dB(A) also expressed as an equivalent continuous sound level.

