

Town Planning

Ref. No. 4/1443/82

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr. N.J. McKelvey
31 Wood Lane End
Hemel Hempstead, Herts.

..... Use of land for storage and sale of builders
..... materials and storage of caravans and motor vehicles
at 31 Wood Lane End, Hemel Hempstead
.....

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 2nd December 1982
and received with sufficient particulars on 2nd December 1982
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 years commencing on the date of this notice.

- 1) A comprehensive schedule of landscaping for the site shall be submitted to, and approved by, the Local Planning Authority within three months from the date of this decision notice. 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.
- 2) The landscaping scheme to be submitted in accordance with Condition No. 1 above shall include the provision of screen planting along the N.E. and S.W. boundaries of the site and the laying out of the private garden area as indicated on the approved plan.

.../continued

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

~~(1) To safeguard the amenity of the area.~~

- 1) To maintain and enhance visual amenity.
- 2) For the avoidance of doubt.
- 3) In the interests of amenity.
- 4) For the avoidance of doubt.
- 5) To safeguard the amenity of the area.
- 6) For the avoidance of doubt.
- 7) In the interests of Highways safety.
- 8) To avoid uneighbourliness.
- 9) In the interests of residential amenity.
- 10) In the interests of highways safety.

Dated.....3rd.....day of.....February.....19..83..

Signed.....

Designation ...CHIEF PLANNING OFFICER

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):

- 3) Details of all boundary fences shall be submitted to and approved by the Council and these shall be erected within 6 months of the date of this permission.
- 4) The retail use hereby permitted shall be restricted to the sale of commodities normally distributed by builders merchants and for no other purpose within Class I of the Town and Country Planning (Use Classes) Order 1972.
- 5) No materials shall be stacked to a height exceeding 2 metres within a distance of 5 metres from the boundaries of the site.
- 6) Storage of motor vehicles shall be restricted to the area cross hatched in red on Plan No. 4/1443/82.
- 7) All parking, manoeuvring, loading and unloading of vehicles visiting the site shall take place within the curtilage.
- 8) Business hours shall be restricted to 08.00 - 1900 hours Monday to Friday and 08.00 - 13.00 hours on Saturdays.
- 9) No power driven machinery shall be used and no delivery made to the site outside of 08.00 - 17.00 hours Monday to Friday.
- 10) Within 3 months of the date of this permission, the building to the north east of No. 31 Wood Lane End shown hatched orange on Plan No. 4/1443/82 shall be demolished, and sight lines 2.4m x 70m shall be provided to either side of the access driveway within which there shall be no goods displayed and no obstruction more than 1 metre above carriageway level.

Dated 3rd day of February 19 83

Signed 

Designation CHIEF PLANNING OFFICER

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.../continued

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

~~(1) In accordance with the requirements of Section 41 of the Town & Country Planning Act 1971~~
~~XX~~

- 1) To maintain and enhance visual amenity.
- 2) For the avoidance of doubt.
- 3) In the interests of amenity.
- 4) For the avoidance of doubt.
- 5) To safeguard the amenity of the area.
- 6) For the avoidance of doubt.
- 7) In the interests of Highways safety.
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