

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To British Trust for Ornithology Derke W Rogers
 Beech Grove Church Square
 Station Road 48 High Street
 Tring Herts Tring Herts

...six dwellings.. access. road. etc. (outline).....

.....
 at "Beech Grove" Station Road Tring Herts

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1977, as amended, the development proposed by you in your outline application dated 2.8.88
 and received with sufficient particulars on 5.8.88
 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 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 .3. 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 by 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.
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 and details of numbers, species and proposed planting location of all new trees and shrubs and hedgerows.

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The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1977, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
- 3 & 4. To maintain and enhance visual amenity.
5. & 6. To safeguard the trees from construction operations.
- 7 & 8. In the interests of highways safety.
9. To ensure the safe, economic, durable, attractive and proper development of the estate.
- 10 & 11. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
12. For the avoidance of doubt and to ensure that the details are satisfactory in relation to existing trees and adjacent highways.
13. In order to retain trees on the Station Road frontage.

Dated day of 19

Signed.....

Designation

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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

4. All planting, seeding or turfing comprised in the approved details of landscaping, 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 the end of 31 March in the next following year.
5. The measures for protection of existing trees referred to in conditions 1 and 3 hereof shall comprise chestnut-paling fencing 1.5 m high erected at the full extent of the canopies of the trees in a position to be shown on drawings submitted pursuant to conditions 1 and 3 hereof. The said fencing shall be erected immediately prior to the commencement of any development hereby permitted and it shall not be removed until the development, including pipelines and other underground works have been completed. No goods, materials, vehicles, plant, equipment, structures or similar items shall be placed, stored or erected within any part of the site enclosed by the said fencing.
6. The details to be submitted in accordance with condition 1 hereof shall include detailed drawings of all underground works and additional precautions to prevent damage to tree roots. The details shall include the location extent and depth of all excavations for drainage and other services which are likely to affect retained trees or their roots and the works shall be carried out in accordance with the drawings as approved.
7. The details of any access road to adjoining highways submitted in accordance with condition 1 hereof shall include 6 m radius kerbs and visibility sight lines measuring 2.4 m x 35 m in both directions within which there shall be no obstruction more than 600 mm above carriageway level.
8. No part of the development hereby permitted shall be occupied until the visibility sight lines referred to in conditions 1 and 8 hereof shall have been provided.

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9. The road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Road In Hertfordshire, and details of the finished surface of roads (including footways, amenity areas and provision of lighting facilities) shall be submitted to and approved by, the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the details as so approved.
- (Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site).
10. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.
11. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 1 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
12. This permission shall not extend to the siting, design and means of access shown on drawing no. 1772 PD2A (plan reference 4/1486/88).
13. There shall be no access to Station Road other than the existing point of access.

Dated 10th day of November 1988

Signed



Designation CHIEF PLANNING OFFICER