

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1500/95

S H Pratt & Co (Bananas)Ltd  
Riversend Road  
Hemel Hempstead  
Herts

Development Design Partnership  
2 Mill Walk  
Wheathampstead  
Herts  
AL4 8DT

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Stag Lane Site, Stag-Lane, Berkhamsted, Herts

CHANGE OF USE TO BANANA RIPENING (B8) AND EXTENSION

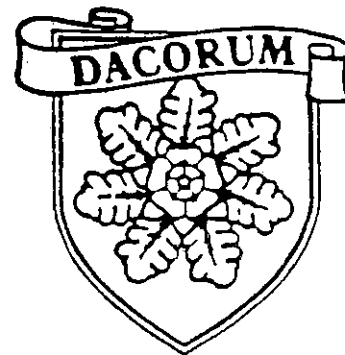
Your application for *full planning permission* dated 27.11.1995 and received on 28.11.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 14.03.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1500/95

Date of Decision: 14.03.1996

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 loading bay shall be constructed in materials to match in both colour and texture those on the existing buildings which it adjoins.

Reason: To ensure a satisfactory appearance.

3. The buildings shall not be occupied until there has been submitted to the local planning authority a scheme of landscaping which shall include boundary treatment (fencing and tree and shrub planting) and details of numbers, species and location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

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 end on 31 March in the next following year.

Reason:- To maintain and enhance visual amenity.

5. There shall be no movement of delivery vehicles to or from the site before 7 am or after 10 pm on Monday to Saturday nor before 9 am or after 2 pm on Sunday and public holidays.

Reason: To safeguard the residential amenity of the area.

6. Parking of commercial vehicles shall be restricted to the areas coloured yellow on the plan 4/1500/95, Drawing No.1577/1 and shall not take place in any other location within the site.

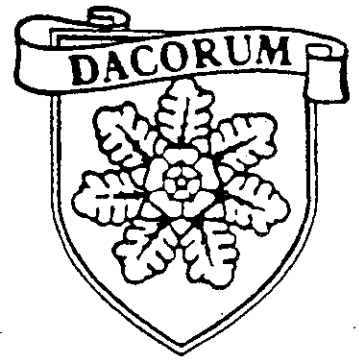
Reason: To safeguard the residential amenity of the area.

7. All vehicular movements into and out of the site shall be from Stag Lane and the accesses off Eddy Street and Belton Road shall be used only for emergency purposes.

Reason: To safeguard the residential amenity of the area.

Continued/...





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1500/95 (continued)

Date of Decision: 14.03.1996

8. There shall be no external lighting provided on the buildings or within the site without the prior written approval of the local planning authority.

Reason: To safeguard the residential amenity of the area.

9. Details of proposals for the removal of all contaminated ground on the site shall be submitted to and approved by the local planning authority before work commences on the demolition of the Tanalising plant building.

Reason: To ensure a satisfactory development.

10. Between the hours of 7 am and 7 pm, noise from operations conducted on the premises shall not exceed 62 dB(A) measured at any point on the boundary of the site with Stag Lane. At any other time, noise from operations conducted on the premises shall not exceed 55 dB(A) measured in a similar way. The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the boundary with Stag Lane, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

Reason: To safeguard the residential amenity of the area.

