

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1543/95

Messrs D & G Mead
Wilstone Great Farm
New Road
Wilstone
Herts

Derek Rogers Associates
48 High Street
Tring
Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Little Farm, Wilstone, Tring

CONVERSION OF BARNs TO TWO RETAIL UNITS & ONE RETAIL/TEA ROOM UNIT

Your application for *full planning permission* dated 04.12.1995 and received on 05.12.1995 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 13.06.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1543/95

Date of Decision: 13.06.1996

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 development shall be constructed in accordance with the materials specified on approved drawing Nos. 2504. PD/3 and 2504/PD 4A.

Reason: For the avoidance of doubt.

3. No development shall take place until full details of landscaping works shall have been submitted to and approved in writing by the local planning authority. These details shall include schedules of new plants (noting species, plant sizes, numbers and planting densities) and an indication of any existing trees to be retained.

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.

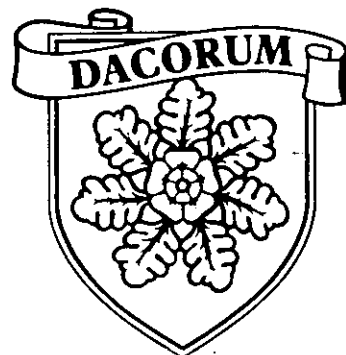
5. No development shall take place until details of the measures for the protection of existing trees on the site which are to be retained shall have been submitted to and approved by the local planning authority. The approved measures shall be implemented prior to the commencement of development and retained for the duration of the development.

Reason: To safeguard three existing trees which are to be retained for the duration of construction works due to their contribution to the amenity of the area.

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6. Notwithstanding the details specified on drawing No. 2054 PD/1A no development shall take place until details or samples of the gravel dressing to the car park and non-public horticultural area, the fencing to the farm shop display area and the demarcation of parking spaces shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory appearance.

7. Units 1 and 3, coloured green on approved drawing No. 2054 PD/1A, shall not be used other than as shops within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987. The range of goods sold from Units 1 and 3 shall be limited to those listed on the schedule attached to this permission and no other goods shall be sold without the prior written agreement of the local planning authority.

Reason: For the avoidance of doubt and to safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan.

8. Unit 2, coloured yellow on approved drawing No. 2054 PD/1A, shall not be used other than as a shop within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or as a tea-room. If the unit is used as a shop the range of goods sold shall be limited to those listed on the schedule attached to this permission and no other goods shall be sold without the prior written agreement of the local planning authority.

Reason: For the avoidance of doubt and to safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and in the interests of preserving the rural character of the area.

9. The use of Unit 2 as a tea-room extends to the provision of hot and cold beverages, snacks and light refreshments for consumption on the premises only and to no other use falling within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: For the avoidance of doubt and to safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and in the interests of preserving the rural character of the area.

10. The use of Unit 2 as a tea-room shall be carried on between the hours of 10.00 and 18.00 only.

Reason: In the interests of preserving the rural character of the area.

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11. The non-public agricultural/horticultural area coloured brown on approved drawing No. 2054/PD/1A shall be retained in agricultural and horticultural use and shall not be used for the display of goods for sale, viewing of goods by the visiting public or any other purpose.

Reason: For the avoidance of doubt and to safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and in the interests of preserving the rural character of the area.

12. There shall be no external storage of goods and no external display of goods for sale except within the display area coloured orange on drawing No. 2054 PD/1A.

Reason: In the interests of preserving the rural character of the area.

SCHEDULE OF GOODS WHICH MAY BE SOLD:

Outdoor Wear
Work Wear
Protective Clothing
Outdoor and Protective Footwear
Fishing Tackle
Optical Equipment (binoculars etc.)
Maps & Guidebooks
Craft Items