

Town Planning

4/1613/85

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Mr D T Hughes
Houghton
119 London Road
St Albans

(A) Goat house, milking parlour, storage building and dairy (Outline)	Brief description and location of proposed development.
(B) Siting of mobile home (full application)	
(C) Polythene tunnel, greenhouse and water tank (full application)	
..... Chequers Meadow, Watling Street, Flamstead	

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 and received with sufficient particulars on 30.12.85 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. Development (A) shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting design and external appearance of the buildings which shall have been approved by the local planning authority before any part of Development (A) 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 three years commencing on the date of this Notice.
- (b) Development (A) shall be begun by not later than whichever is the later of the following dates:—
 - (i) the expiration of a period of five years commencing on the date of this Notice;
 - (ii) the expiration of a period of two 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.

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.~~

1. To comply with the provisions of s.42 of the Town and Country Planning Act 1971.
2. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
3. To enable the local planning authority to retain control over the development which is permitted only to meet the specific circumstances of the applicant.
4. To comply with the provisions of s.41 of the Town and Country Planning Act 1971.
5.)
6.) In the interests of highway safety
7.)
8.) To ensure satisfactory landscaping of the buildings in a rural location
9.)
10. The erection of dwellings in the countryside is contrary to the local planning authority's general planning policy for the area and were it not for the special agricultural justification which has been established in this instance the development would not be permitted.
11. Buildings would not normally be permitted in this rural area except for agricultural purposes.

Dated.....20th.....day of.....February.....19.....86

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.

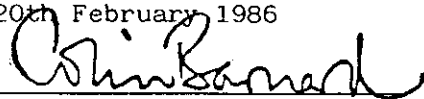
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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.

3. The use of the land for the purposes of Development (B) shall cease on or before 30th June 1988, at which time the caravan shall be removed and the land reinstated.
4. Development (C) shall be begun within a period of five years commencing on the date of this Notice.
5. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's 'Specification for the Construction of Residential Estate Roads' and no part of the development shall be brought in to use until the access is so constructed.
6. There shall be no vehicular access to Watling Street.
7. 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.
8. The landscape scheme shall be implemented strictly in accordance with the approved details within twelve months of any part of the developments hereby permitted first being brought in to use.
9. The landscape planting shall be maintained and any plant or tree which may die, become seriously damaged or diseased within a period of five years shall be replaced with plants or trees of such size and species as may be agreed with the local planning authority.
10. The mobile home hereby permitted shall not be occupied otherwise than by a person solely or mainly employed or last employed locally in agriculture as defined in s.290 (1) of the Town and Country Planning Act 1971 or in forestry, a dependant of such person residing with him or her or a widow or widower of such person.
11. The buildings hereby permitted shall be used solely for the purposes of agriculture as defined in s.290 (1) of the Town and Country Planning Act 1971 and for no other purposes whatsoever.

Dated: 20th February 1986

Signed:



Designation: Chief Planning Officer