

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1633/94

Mr P Johnson  
Birchin Grove  
Pepsal End Lane  
Markyate  
Herts

Peter Carter Associates  
2 Park Court  
Sandy  
Beds  
SG19 1NP

DEVELOPMENT ADDRESS AND DESCRIPTION

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Birchin Grove, Pepsal End Lane, Markyate

RETENTION OF 0.25 HA OF SITE AS A SCAFFOLDING CONTRACTORS YARD & ASSOCIATED  
LANDSCAPING WORKS

Your application for *the retention of development already carried out* dated 21.12.1994 and received on 29.12.1994 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

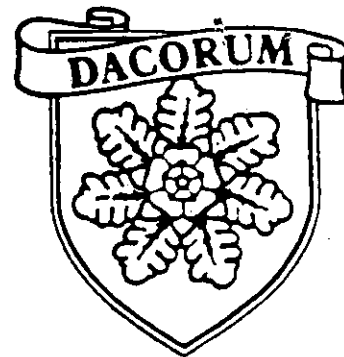
Date of Decision: 09.03.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1633/94

Date of Decision: 09.03.1995



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 earth mound, identified as mound A on drwg no. PCA/PJ/94/2 Revision A, shall be regraded fully in accordance with the proposed sections A-A and B-B by 1 October 1995. Any material with a diameter of 75 mm or over, within the earth to be regraded, shall be removed from the site.

Reason: To ensure a satisfactory appearance.

3. The earth mound, identified as mound B on drwg no. PCA/PJ/94/2 Revision A, shall be removed and the material regraded fully in accordance with the proposed sections C-C and D-D by 1 October 1995. Any material with a diameter of 75 mm or over, within the earth to be regraded, shall be removed from the site.

Reason: To ensure a satisfactory appearance.

4. The earth mound, identified as mound C on drwg no. PCA/PJ/94/2 Revision A, shall be removed and the material regraded fully in accordance with the proposed sections D-D and E-E by 1 October 1995. Any material with a diameter of 75 mm or over, within the earth to be regraded, shall be removed from the site.

Reason: To ensure a satisfactory appearance.

5. All planting, seeding or turfing comprised in the approved details of landscaping on drwg no. PCA/PJ/94/2 Revision A, shall be carried out by 31 March 1996; 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 permission to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

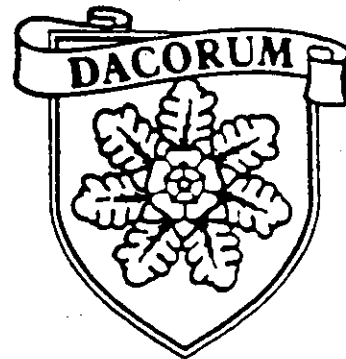
6. Building A as identified on drwg no. PCA/PJ/94/2 Revision A shall only be used as staff rest room, vehicle maintenance and storage of scaffold fittings ancillary to the use of the yard for the purposes of a scaffold contractor.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan.



CONDITIONS APPLICABLE  
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7. Buildings C1 and E as identified on drwg no. PCA/PJ/94/2 Revision A shall only be used for the storage of scaffold poles and scaffold boards on storage racks. The storage racks shall be constructed fully in accordance with the details on drwg no. PCA/PJ/94/1 Revision A.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan.

8. The mobile home identified as building D on drwg no. PCA/PJ/94/2 Revision A shall only be occupied as a single residential dwelling and it shall not be used for any business or office purposes.

Reason: For the avoidance of doubt.

9. No storage of scaffolding poles, boards, fitments or any other storage of materials or products ancillary to the scaffold contractors use shall take place on any of the land coloured yellow on drwg no. PCA/PJ/94/2 Revision A.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan.

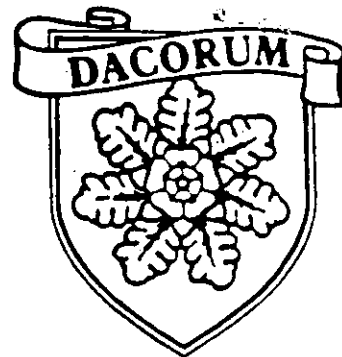
10. The scaffold contractors use shall only be carried out within the area edged in orange, and any such use outside this area shall cease by 1 June 1995.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan.

11. All hardcore and road surfacing materials stored on the site shall either be incorporated into the access track or removed from the site by 1 June 1995.

Reason: In the interests of amenity.





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12. A 150 mm layer of top soil or such other depth as may be agreed in writing by the local planning authority shall cover fully the areas of regraded earth resulting from compliance with conditions 2 and 3 prior to carrying out the approved landscaping scheme, unless a soil fertility analysis has been submitted to the local planning authority and it has been agreed in writing by that authority that top soil is not required.

Reason: To ensure an adequate level of soil fertility to enable the approved landscaping scheme to be carried out and establish itself.

13. Each plant comprised in the approved details of landscaping on drwg no PCA/PJ/94/2 Revision A shall have a spiral tree guard attached to the base of the main stem.

Reason: To protect the plants from rabbit damage.

14. Around the base of each plant comprised in the approved details of landscaping on drwg no PCA/PJ/94/2 Revision A an area with a diameter of 1 metre shall be kept free from any other vegetation for a period of three years.

Reason: To reduce competition from other plants.

