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Town Planning

Ref. No. 4/1662/87...

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OFDACORUM.....
 IN THE COUNTY OF HERTFORD

To British Railways Board C J Smith ARICS
 Great Northern House Estate Surveyor & Manager
 79-81 Euston Road British Rail Property Board (Eastern Region)
 London Great Northern House
 NW1 2RT 79-81 Euston Road London NW1 2RT

.... Extension to car park and formation of new access
 to classified road
 at Land at and to the east of Railway Station
 Tring Station

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 the development proposed by you in your application dated 26 October 1987 and received with sufficient particulars on 27 October 1987 as amended 26 January 1989 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 2 years commencing on the date of this notice.
- (2) All planting, seeding or turfing comprised in the approved details of landscaping shown on drawing Nos. 3/ARC/2204/2/1; 112-87; 1040-87B and 1041-87 (plan reference 4/1662/87), shall be carried out in the first planting and seeding seasons following the first use of the development hereby permitted, and any trees or plants which, within a period of five 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.
- (3) The development hereby permitted shall not be brought into use until the proposed access has been constructed in accordance with the approved plans and the existing access has been closed simultaneously and the verge reinstated to the current specification of Hertfordshire County Council.

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.
- (2) To maintain and enhance visual amenity.
- (3) In the interest of highway safety and amenity.
- (4) In the interests of vehicular and pedestrian safety.
- (5) In the interests of vehicular and pedestrian safety.
- (6) To minimise the likelihood of vehicles queuing onto the classified road in the interests of highway safety.

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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.

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4. No work shall be started on the development hereby permitted until constructional and surfacing details of the proposed footway from the proposed access to the north-western corner of the application site shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall not be brought into use until the said footway is provided.
5. The footway referred to in condition 4 hereof shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto).
6. Any gates or barriers erected at the ingress and egress to the car park hereby permitted shall be sited such that the ingress gate or barrier is not less than 20 m from the carriageway of the classified road and no payment device, apparatus or collection point shall be sited upon the ingress lane.

Dated22nd..... day ofMay..... 1989....

Signed.....

DesignationCHIEF PLANNING OFFICER....