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Town Planning Ref. No. 4/2169/88

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To W. Waters & Sons Ltd. On The A1001 Hatfield Herts AL10 9TF

Messrs. Melvin Lansley & Mark The Archway 105 High Street Berkhamsted HP4 2DG

Single storey extensions and reorganisation of parking layout at Waters Garage (formerly Spring Cottage) Leighton Buzzard Road, Water End, Hemel Hempstead, Herts.

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 25 November 1988 and received with sufficient particulars on 29 November 1988 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 5 years commencing on the date of this notice.
(2) The roofing materials and brickwork used externally shall match both in colour and texture those of the car showroom and extension to the workshop.

Cont.

- (9) To maintain and enhance the visual amenity of the site which occupies a relatively prominent and sensitive position within the Gade Valley.

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 ensure a satisfactory appearance.
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) In order to ensure that there is a satisfactory proportion of car parking spaces in relation to the uses of the site to provide adequate accommodation to prevent vehicles parking on the adjacent highways.
- (5) In order to ensure that the car wash facility is at no time used for the cleaning of cars not associated with the site in the interests of highway safety and the visual amenity of the Gade Valley, to control uses at the site and for the avoidance of doubt.
- (6) In the interests of the visual amenity of the site which occupies a relatively prominent and particularly sensitive position within the Gade Valley.
- (7) In the interests of safeguarding the visual amenity of a particularly sensitive part of the Gade Valley and for the avoidance of doubt.
- (8) To prevent the discharge of vehicle dewaxing and washing chemicals into either surface or underground waters in the interests of pollution control.

Dated.....day of.....19.....

Signed.....

Designation

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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- (3) The extensions hereby permitted shall not be brought into use until all the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 767/1E shall have been provided and they shall not be used thereafter otherwise than for the parking, circulation, loading and unloading of vehicles.
- (4) No part of the site shall be used for the display of cars for sale other than:-
 - a. the showroom building; and
 - b. the ten spaces marked 'DISPLAY' and coloured yellow on Drawing No. 767/1E (plan reference 4/2169/88) and not more than twenty spaces of those numbered 1 - 55 inclusive on the said drawing shall be used at any one time for the display, sale and ancillary storage of cars, unless alternative arrangements have been agreed in writing with the local planning authority.
- (5) The car wash area shown on Drawing No. 767/1B shall only be used for the washing of vehicles which are displayed or stored or being repaired at the site.
- (6) The 1800mm high fence coloured yellow on Drawing No. 767/1E shall be erected prior to the extensions hereby permitted, being first brought into use and thereafter the aforesaid fences shall be maintained.
- (7) The area edged blue on Drawing No. 767/1E shall at no time be used for the parking, storage, maintenance, or turning of vehicles
- (8) The cesspool, associated drainage system, and petrol interceptor unit shall be permanently maintained at the site.
- (9) All planting and seeding comprised in the approved details of the landscaping, as referred to on Drawing No. 767/1E, shall be carried out in the planting season commencing 1 October 1989 and any trees or plants which within a period of five years from 31 March 1990 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 purpose 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.

Dated 25 August 1989

Signed



Designation Chief Planning Officer