

Town Planning Ref. No. 4/2280/88

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To S & L Sports P Brignell
St Albans Hill 5 Chequers Cottages
Hemel Hempstead Chequers Lane
Herts Preston
Hitchin, Herts

Erection of clubhouse and temporary
retention of extended clubroom
at Ski Centre, St Albans Hill, Hemel Hempstead,

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 17.12.88 and received with sufficient particulars on 19.12.88 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) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
(3) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan no. 4/2280/88 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
(4) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers species and proposed planting location of all new trees shrubs and hedgerows.

Continued Overleaf/

subject to the following conditions (contd/)

4/2280/88

- (5) 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 31 March in the next following year.

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) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.

Dated.....11th.....day of.....October.....1989.....

Signed.....

Colin Barnard

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.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0638/90

Paul Brignell
5 Chequers Cottage
Chequers Lane, Preston
Herts
GS4 7TY

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ski Centre, St. Albans Hill, Hemel Hempstead,,

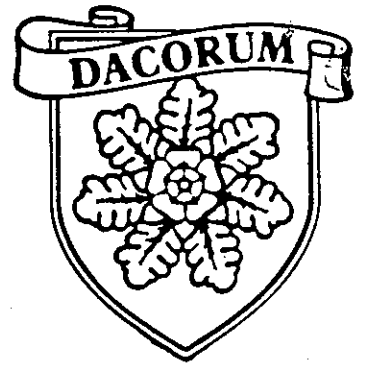
SUB.OF DETAILS OF LANDSCAPING PURSUANT TO P/P4/2280/88 (CLUBHOUSE AND
TEMP.RETENTION OF EXTENDED CLUBROOM)

Your application for *the approval of details or reserved matters* dated 11.04.1990
and received on 26.04.1990 has been **GRANTED**, subject to any conditions set out
on the attached sheet(s).

Director of Planning.

Date of Decision: 08.03.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0638/90

Date of Decision: 08.03.1991

This approval relates to the proposed planting scheme illustrated on the drawing received by the local planning authority on 26 February 1991.

REASONS:

For the avoidance of doubt.

DATED

11th October

1989

DACORUM BOROUGH COUNCIL

and

HERTS SKI AND LEISURE CENTRE LIMITED

C O U N T E R P A R T
A G R E E M E N T

in connection with
planning permission
4/2280/88 made under
S.52 of the Town and Country
Planning Act 1971 and
S.33 of the Local Government
(Miscellaneous Provisions)
Act 1982

relating to land known as
The Ski Centre
St Albans Hill
Hemel Hempstead
Hertfordshire

Keith Hunt
Borough Secretary
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

4.89/S.52/32/126/133/AMW/JF/BS.6

THIS AGREEMENT is made the *eleventh* day of *October* One thousand nine hundred and eighty-nine BETWEEN DACORUM BOROUGH COUNCIL of Civic Centre Marlowes Hemel Hempstead Hertfordshire HP1 1HH (the "Council") and HERTS SKI AND LEISURE LIMITED whose registered office is situated at Equipoise House Grove Place Bedford (the "Applicant")

WHEREAS

- (1) The Council is the local planning authority for the Town and Country Planning Act 1971 and a principal Council with the meaning of s.33 of the Local Government (Miscellaneous Provisions) 1982
- (2) The Applicant has applied for planning permission under reference number 4/2280/88 for the erection of a new club house and temporary retention of extension to existing club room at The Ski Centre St Albans Road Hemel Hempstead ("the Land")
- (3) The Applicant is the lessee of the Land and the Council is the lessor of the Land by virtue of a lease dated 10th September 1982 ("the Lease")
- (4) The parties hereto wish to enter into this Agreement pursuant to S.52 of the Town and Country Planning Act 1971 and s.33 of the Local Government (Miscellaneous Provisions) Act 1982 and further acknowledge that this Agreement and the covenants herein contained shall not be taken as detracting from or in substitution for the obligations of either party as set out in the Lease

NOW THIS DEED WITNESSETH as follows:-

1. In consideration of the covenants on the part of the applicant hereinafter contained the Council covenants that it will forthwith grant planning permission in respect of the application subject to conditions

2. The Applicant hereby covenants to:-

- (i) Remove completely the extension (shown hatched red on the attached plan) to the existing club house (shown hatched blue on the attached plan) from the Land within two years of the date hereof or one year after rateable occupation of the new club house (shown hatched green on the attached plan) whichever is the earlier
- (ii) Remove completely the existing club house from the Land within one year of rateable occupation of the new club house
- (iii) Pay the Council's reasonable legal costs incurred in the drafting of this Agreement on completion hereof


3. This Agreement shall be registered as a Local Land Charge

I N W I T N E S S whereof the parties hereto have respectively set their Common Seals the day and year first before written

THE COMMON SEAL of)
HERTS SKI & LEISURE LTD)
was hereunto affixed in)
the presence of :-)



Director



Secretary

