

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF
URBAN DISTRICT OF BERKHAMSTED,
RURAL DISTRICT OF

TOWN & COUNTRY PLANNING ACT 1962

To Esso Petroleum Co.Ltd.,
Lord Alexander House,
HEMEL HEMPSTEAD.
Herts.



Demolition of Existing Buildings including dwelling
house and erection of new workshop, offices and
petrol forecourt at Berkhamsted Service Station.
at

Brief description and location of proposed development.

In pursuance of their delegated powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council on behalf of the Local Planning Authority hereby permit the development proposed by you in your application dated 29.1.65 and received with sufficient particulars on 3.2.65 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- 1. The forecourt shall be laid out and the pump island and means of access sited in accordance with drawing No.SM.565.
- 2. The applicants shall provide a fence or wall not more than three feet high, along the Trunk Road frontage of the site, except at means of access.
- 3. Adequate drainage facilities and connections shall be provided to safeguard the discharge of surface water drainage from the Trunk Road into the ditch running Eastward just inside the South-western boundary of the site.
- 4. Adequate provision shall be made at all times within the site either within or outside the buildings for the parking of all motor vehicles associated with the development including the cars of customers, visitors and employees to the extent shown on drawing No.SM.563 (amended).
- 5. A planting scheme to the South-east and North-west boundary of the forecourt and the area between the two accessways shall be submitted to the Local Planning Authority for their approval not later than six months after the commencement of the development hereby permitted, and the scheme as approved shall be completed within one year after the date of such approval and thereafter maintained to the reasonable satisfaction of the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

1. To minimise interference with the free flow and safety of traffic on the Trunk Road by the provision of adequate facilities for: (1) Vehicles to manoeuvre within the site and enter and leave in forward gear. (2) Vehicles to pull off and wait other than on the carriageway of the Trunk Road.
2. To provide an effective barrier to vehicles and pedestrians alike.
3. To ensure that the free flow and safety of through traffic on the Trnk Road is not affected by flooding thereon due to the loss of drainage facilities.
4. To ensure the use of the development hereby permitted makes adequate provision for the parking of cars and motor vehicles likely to be associated with the use in the interests of the safety and free flow of traffic on the adjoining Trunk Road.
5. In order to improve the visual amenities of the locality.

Dated 15th day of July, 19 65

R. Redding
Clerk/Surveyor of the Council.

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 grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such 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 provisions of Section 17(1), 18(f) and 38 of the Act and 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 Minister of Housing and Local Government, 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 Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(4) In certain circumstances, a claim may be made against the local planning authority or the Minister of Housing and Local Government for compensation, where permission is granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 and Part VI of the Town and Country Planning Act, 1962.

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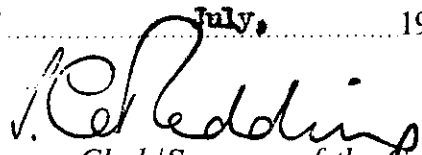
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