

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~BUSBOURNE~~ URBAN DISTRICT OF Tring ~~RUXLEY DISTRICT~~

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. SIMMONS and Sons, Agents for Longacre Press Ltd., 32, Bell Street, Henley-on-Thames Oxon.

Pair of new cottages to replace existing pair of derelict cottages at Grove Farm, Tring

Brief description and location of proposed development.

In Pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, and under the ~~COUNCIL OF HERTFORD (Delegation of Planning Functions) Scheme, 1952~~, the Council on behalf of the Local Planning Authority hereby permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, the development proposed by you in your outline application dated 24.4.62 and received with sufficient particulars on 3.5.62 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- 1. The approval of the local planning authority is required before any development is commenced to its—
* (a) siting ;
* (b) design ;
* (c) external appearance ;
* (d) means of access.
2. The dwellings hereby permitted shall be occupied only by persons who are permanently engaged in carrying out agricultural operations on the holding known as Grove Farm, which comprises approximately 211 acres.

* Delete as necessary.

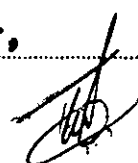
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3. A scheme for the planting of trees on the eastern boundary shall be submitted to the local planning Authority for their approval not later than 6 months after the commencement of the development hereby permitted, and the scheme shall be completed within 2 years of the date of such approval and thereafter maintained to the reasonable satisfaction of the local planning Authority.
4. That work shall not start until work has begun on the Council's sewage works reconstruction scheme.

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

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1950.
2. The proposed cottages are within the proposed extension of the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to restrict further development to that required for agricultural or other essential purposes, and the erection of the dwelling houses on the land is permitted only to enable the said agricultural land to be properly used for agricultural purposes.
3. In the interests of the amenities of the locality.
4. The development proposed would be premature because there is an existing deficiency in the provision of sewage disposal service in the area.

Dated 29th day of May, 19 62


Clerk/Surveyor of the Council.

NOTE.

(1) 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 by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. 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 14 of the Act and of the Development Order and to any directions given under the Order.

(2) 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 Borough or 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 19 of the Town and Country Planning Act, 1947.

(3) 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 refused, or 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 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.