

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF ... URBAN DISTRICT OF TRING ... RURAL DISTRICT OF ...

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Eric G.V. Hives & Sons, Agents for Messrs. M.A. Loverock Ltd., 46/48, Queen's Road, READING, Berks.

Erection of 125 terraced and semi-detached houses with garages, for residential purposes, at Land north-west of Highfield Road, Tring, Herts.

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, 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 26.5.65. and received with sufficient particulars on 28.5.65. 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) layout; (c) design; (d) external appearance; (e) means of access.
2. This approval shall not apply to (a) the development to the east of the garage area north of Highfield Road (b) the garage area containing garage Nos.1-43 on the northern boundary of the site.
3. A landscaping scheme for the site 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.
4. A plan showing the position and type of screening which will be used shall be submitted to and approved by the Local Planning Authority before the development is commenced.

\*Delete as necessary

- Approved by the Council of the Council
5. The materials to be used on the external elevations to be agreed with the Local Planning Authority.
  6. The whole length of the road linking the estate road with Beaconsfield Road shall be made up so as to join with the existing made up road at the expense of the developer and shall consist of a 20 ft. wide carriageway, two 6 ft. wide footpaths and a 4 ft. wide verge.
  7. The developer shall provide a barrier across the northern end of Donkey Lane in line with the southern boundary of Beaconsfield Road so as to prevent the through passage of vehicles to the trunk road A.41.
  8. The construction of the houses shall not commence until work has started on the proposed valley sewer extending from Brook Street to Miswell Lane.

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 Local Planning Authority consider that the proposals for these areas is unsatisfactory (a) due to the generally short distances between the rear of the terrace block south of the childrens play area and the existing development in Highfield Road (b) due to the necessity for providing adequate servicing arrangements to those houses near the northern boundary of the site.
3. 4. and 5. In the interests of the amenities of the locality and of the residential development on and in the vicinity of the site.
6. To ensure that the road pattern is of a convenient form.
7. The dangerous traffic conditions at the junction of Donkey Lane with Aylesbury Road.
8. To ensure that adequate sewerage facilities will be available for the houses when completed.

Dated ..... 7th ..... day of ..... July, ..... 19 65.

*[Signature]*  
 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(1) 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.