

BY HAND

H.C.C.
Code No. W/1461/65

L.A.
Ref. No. 111/65

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Parish of~~
URBAN DISTRICT OF TRING
~~Rural District of~~

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Ridge Homes Ltd.,
"Longridge",
Bunstrux,
TRING, Herts.

Erection of 47 private dwellings, Red Lodge and
Miswell Orchard, Miswell Lane, 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 the development proposed by you in your application dated 1st July, 1965 and received with sufficient particulars on 3rd July, 1965 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. Before the development hereby permitted is commenced details of the materials to be used on the exterior of the proposed houses shall be agreed with the Local Planning Authority.
2. The screen fencing indicated on the amended layout plan shall be not less than 6' in height and shall be supported on concrete posts.
3. A scheme for the treatment of the amenity areas on the layout plan shall be submitted to the Local Planning Authority 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 scheme for the planting of trees along the whole of the north-western boundary of 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.
5. Sufficient land shall be reserved on the Miswell Lane frontage for highway widening purposes.


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6. 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. & 2. To ensure the satisfactory appearance of the proposed development.
3. & 4. In the interests of the visual amenities of the locality and of the proposed development.
5. To meet the requirements of the Highway Authority.
6. To ensure that adequate sewerage facilities will be available for the houses when completed.

Dated 18th day of September, 1965.


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.

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Dated 18th day of September, 19 65.


Clara Surveyor of the Council.

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