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ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~County of Hertford~~ URBAN DISTRICT OF Tring ~~County of Hertford~~

TOWN & COUNTRY PLANNING ACT, 1947

To O.J. Blacklock Esq., Wick Farm, Wigginton Nr. Tring

Erection of new farmhouse at Wick Farm, Wigginton, Nr. 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 County 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 17.6.61 as amended and received with sufficient particulars on 5.12.61 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 proposed farmhouse hereby permitted shall be occupied by a person who is permanently engaged in carrying out or directing agricultural operations on the holding known as Wick Farm, which includes not less than 255 acres of agricultural land consisting of field Nos. Pt. 149, 150 Pt. 151, 153, 154, 155, 156, 157, 158, 159, 160, 160a, 161, 162, 162a,

* Delete as necessary.

Please turn over.

162b, 162c, 163a, 163b, 235, 236, 237, 287, 288, 289, 290, 291, on
Ordnance Survey Sheets Nos. 32-2 and 32-3.

3. The access shall be to the satisfaction of the Highway Authority, and sufficient land be reserved for highway improvements.
4. A screen of trees shall be planted and maintained to the 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 comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1950.
2. That the site of the proposed farmhouse is 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 a dwelling house on the land is permitted only to enable the said agricultural land to be appropriately used for agricultural purposes.
3. To meet the requirements of the Highway Authority.
4. To minimise the detrimental effect which a building on this rather prominent site is likely to have on the appearance of the locality.

Dated.....4th.....day of.....January,.....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.