

BY HAND

H.C.C. Code No. W/2856/64

L.A. Ref. No. 208/64

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Borough of~~

URBAN DISTRICT OF TRING

~~Rural District of~~

TOWN & COUNTRY PLANNING ACT, 1962

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

Residential Use, at 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, 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 9.12.64. and received with sufficient particulars on 9.12.64. 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. The principal road serving the proposed development shall connect with the road pattern of the proposed residential development to the south-west of the site.
3. The layout shall include provision for the landscaping of the boundaries of the site to the reasonable requirements of the Local Planning Authority and such landscape treatment shall form part of the scheme of development and the landscaping shall be carried out at the same time or immediately following the residential development of the site.
4. Sufficient land shall be reserved on the Miswell Lane frontage for Highway widening purposes.


*Delete as necessary.

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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. To ensure that the access between the site and existing and proposed highways on adjoining land is convenient and forms part of a satisfactory road pattern for the locality.
3. In the interests of the visual amenities of the residents of existing development on adjoining land and the residents of the proposed residential development on the site.
4. To meet the requirements of the Highway Authority.

Dated 30th day of June, 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.