

H.C.C.
C.C.A. No. 1/7218/65

L.A.
R.7.A 167/65

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~County~~
URBAN DISTRICT OF **TRING**
~~County~~

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Telford & Partners,
Agents for Messrs. H.A. Leverock Ltd.,
FARNBOURNE,
Reading,
Berkshire.

Residential Development,

at Highfield Estate, 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 22.10.65, and received with sufficient particulars on 28.10.65, amended plan received 14.1.66, 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 condition Nos. 2 to 12 detailed on the attached schedule.

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.

The reasons Nos. 2 to 12 detailed on the attached schedule.

Dated

01

day of

January

1966

Chairman 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 21 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 Sections 17(1), 18(1) and 19 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 121 and Part VI of the Town and Country Planning Act, 1962.

App. Ref. No. 167/65 - H.C.C. Code No. 2218/65

Residential Development, Highfield, State, Fring.

Schedule of Conditions

2. This permission specifically excludes the number and type of houses indicated on the layout plan.
3. The patio type houses in the northern part of the site shall have walls or fences enclosing each garden to the satisfaction of the Local Planning Authority. Details of the walls or fences shall be submitted to and approved by the Local Planning Authority before the commencement of the development hereby permitted.
4. Permanent screen walls 6 ft. high shall be erected between houses where the breaks are less than 120 ft. apart.
5. The garages adjoining the children's play area shall have pitched tiled roofs.
6. Screen walls to a height and design to be submitted to and approved by the Local Planning Authority shall be constructed in all the positions indicated on Drawing No. 501/10 simultaneously with the carrying out of the development hereby permitted.
7. The children's play area shall be graded, turfed and planted in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out upon the occupation of 50% of the number of dwellings to be erected as a result of this permission.
8. A scheme for the grading, turfing and planting with trees and shrubs of all the areas indicated on Drawing No. 501/10 as open forecourts and amenity areas 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 two years from the date of such approval or such longer period as may be agreed in writing by the Local Planning Authority and thereafter maintained to the reasonable satisfaction of the Local Planning Authority.
9. (i) Casual parking spaces for seven motor cars shall be provided in the service road situated between plots 2 and 29.
(ii) The casual parking area in front of plots 26 - 28 shall be of a size to allow to accommodate six motor cars.
10. That part of the proposed road system shown on Drawing No. 501/10 and shown on Drawing No. 501/10 at the junction with the road shall be constructed at the same time as the construction of the other roads and services which are indicated on the drawings.
11. The development shall be carried out in accordance with the drawings and shall be in line with the existing boundaries of the site and shall be so arranged as to prevent the erection of any buildings or structures on the site.
12. The construction of the roads shall be in accordance with the drawings and shall be completed within the period of two years from the date of the commencement of the development hereby permitted.
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- 6, 7, & 8. In the interests of the visual amenities of the proposed development and of the locality.
9. (i) & (ii) To discourage the parking of vehicles on the carriageway and thereby reduce the possibility of dangerous and congested traffic conditions.
10. To secure convenient access and communication with the existing and proposed highways adjoining the site.
11. The dangerous traffic conditions at the junction of Deuby Lane with Aylsham Road (A.61 trunk road).
12. To ensure that adequate sewerage facilities will be available for the houses when completed.



10th February, 1966.

Surveyor of the Council.