



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: 9/1394-06 (CC0103) Other Ref No: 1874

Description & location of development:

**APPLICATION FOR RESERVED MATTERS FOR CHILDREN'S HOME AND
ADOLESCENT RESOURCE CENTRE AT THE FORMER ALBAN WOOD
JUNIOR SCHOOL, NEWHOUSE CRESCENT, WATFORD, HERTS**

**To: Director of Children, Schools and Families
Hertfordshire County Council
County Hall
Pegs Lane
Hertford SG13 8DF**

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMITS the development proposed by you in your application dated 9 October 2006 (received with sufficient particulars on 10 October 2006 and subsequent information received on 17 and 30 October 2006) including the supporting statement within the document titled 'design and access', together with the drawings numbered 4448/141/B, A5074/2.1/01/A, A5074/2.1/02/C, A5074/2.1/03/B, A5074/2.1/04/B, A5074/2.1/05/A, A5074/2.1/06/C, A5074/2.1/07/C, A5074/2.1/08/C, A5074/2.1/09 & D1474.L.200/A, subject to the seventeen conditions which are detailed in the attached schedule with the reasons for their imposition.

Dated: day of 2007 Signed:

DEVELOPMENT CONTROL MANAGER

APPLICATION FOR CHILDREN'S HOME AND ADOLESCENT RESOURCE CENTRE AT THE FORMER ALBAN WOOD JUNIOR SCHOOL, NEWHOUSE CRESCENT, WATFORD, HERTS.
Schedule of seventeen conditions to be attached to planning permission 9/1394-06 (CC0103)

TIME LIMIT

1. **The development hereby permitted shall be begun before the expiration of two years from the date of this permission.**

Reason: To comply with the requirements of section 51 of the Planning and Compulsory purchase Act 2004.

CAR PARKING

2. **The development shall not be occupied until the parking area so approved has been drained, surfaced and the spaces marked out and that area shall not thereafter be used for any purpose other than the parking of vehicles.**

Reason: To ensure that there is appropriate parking provision at the site.

CONTRACTOR PARKING

3. **On site car parking shall be provided for the use of all contractors, sub-contractors, visitors and delivery vehicles engaged on or having business on the site in accordance with details to be agreed in writing with the County Planning Authority before the commencement of the works.**

Reason: To ensure that no obstruction to the public highway occurs due to on-street parking during the construction period.

ACCESS

4. **No part of the development shall be commenced until the access has been sited in accordance with the approved drawings A5074/2.1/01/A, A5074/2.1/02/C, A5074/2.1/03/B and D1474.L.200/A (or any subsequent amendment agreed in writing by the County Planning Authority).**

Reason: To minimise danger and obstruction to users of the highway, and the access.

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HOURS OF DELIVERIES

5. There shall be no deliveries of building materials on the development hereby permitted other than between the hours of 9.30am to 3pm on Mondays to Fridays (excluding bank/public holidays) and 9am to 1pm on Saturday and on bank/public holidays, without the previous written agreement of the County Planning Authority.

Reason: To safeguard the amenities of nearby residents.

LORRY MOVEMENTS

6. There shall be no more than 10 lorry movements (5 in and 5 out) bringing in imported fill material to the site, from Mondays to Fridays, and no more than 6 lorry movements (3 in and 3 out) to the site on Saturdays.

Reason: In the interests of the free and safe flow of traffic.

CYCLE PARKING AND STORAGE

7. The Development shall not be occupied until the parking and storage provision has been provided in accordance with the approved drawings A5074/2.1/01/A, A5074/2.1/02/C, A5074/2.1/03/B and D1474.L.200/A (or any subsequent amendment agreed in writing by the County Planning Authority) and shall not thereafter be used for any purpose other than the parking and storage of cycles.

Reason: To ensure that there is appropriate cycle parking and storage provision at the site and to promote non-car access to the site.

BIN STORAGE

8. The development shall not be occupied until the bin storage provision so approved has been provided in accordance with the approved drawings A5074/2.1/01/A, A5074/2.1/02/C, A5074/2.1/03/B and D1474.L.200/A (or any subsequent amendment agreed in writing by the County Planning Authority) and shall not thereafter be used for any purpose other than for the storage of bins.

Reason: To ensure that appropriate bin storage facilities are provided, and to promote waste recycling at the development.

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WHEEL/CHASSIS CLEANING

9. **During construction, vehicles leaving the site shall be in such a condition that they do not deposit material on the public highway.**

Reason: In the interest of highway safety and prevent mud and dust getting on the highway.

CONSTRUCTION WORKING HOURS SCHEME

10. **Working hours for all delivery and construction work on the site shall be in accordance with details to be agreed in writing with the County Planning Authority before the commencement of the works.**

Reason: To ensure that the development does not have an adverse impact on residential amenity.

MATERIALS

11. **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the County Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

TREES AND HEDGES

12. a. **No retained tree or retained hedge shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work). No approval is required to maintain retained hedges at a height of 1.5 metres or above.**
- b. **If any retained tree or hedge is removed, uprooted or destroyed or dies, another tree or hedge shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the County Planning Authority.**

Contd.

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(Condition 12 Contd.)

The erection of fencing for the protection of any retained tree or hedge shall be undertaken in accordance with the approved plans

and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority

A "retained tree" or "retained hedge" means an existing tree or hedge which is to be retained in accordance with the survey plans and particulars subsequently approved under this condition; and paragraphs (a) and (b) above shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

LANDSCAPING

13.No development shall take place until full details (including timescales) of both hard and soft landscape works have been submitted to and approved in writing by the County Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; other vehicle and pedestrian access and circulation areas; hard surfacing materials, play equipment, refuse or other storage units and signs. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. Such plans shall also include details of the replacement of trees to be removed as part of the approved development. Development shall be carried out in accordance with the approved details.

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

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LANDSCAPE MAINTENANCE PLAN

- 14. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the County Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.**

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

LIGHTING

- 15. Prior to the commencement of the development hereby approved details of any exterior lighting shall be submitted to and approved in writing by the County Planning Authority. Exterior lighting so shall be carried out in accordance with the approved details.**

Reason: In order to protect the amenity of the occupiers of neighbouring residential property.

BOUNDARY TREATMENTS

- 16. The boundary treatment shall be completed before the development is occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: In order to protect the character and appearance of the area and to protect the amenity of the occupiers of neighbouring residential property.

LIMITATION OF USE

- 17. The development hereby permitted shall be used solely as a General Children's Home for 4 children aged 14-18 years old, and for no other purpose whatsoever, without the prior written approval of the County Planning Authority.**

Reason: To ensure that the development is used for its intended purpose as a 'sui generis' use under the Use Classes Order 2005.

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Footnote

This application has been determined having regard to the relevant policies of the Development Plan i.e.:

Hertfordshire Structure Plan Review 1991-2011, adopted April 1998

Policy 41 (Tree and Hedge Cover)

Watford District Plan 2000, adopted December 2003

Policy SE36 (Replacement Trees and Hedgerows)

Policy SE39 (Tree and Hedgerow Provision in New Development)

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