



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

CC Application No: 9/1247-07 (CC0657)

Description & location of development:

**PROPOSED APPLICATION FOR CHILDREN'S CENTRE AT BEECHFIELD
SCHOOL, GAMMONS LAND, WATFORD**

**To: Hertfordshire Property
Hertfordshire County Council
County Hall
Pegs Lane
Hertford
SG13 8DN**

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 30th August 2007 including the supporting statement which accompanied the application and the drawings numbered 1540-BEECHFIELD-DR-SP-001 Rev P5, 1540-BEECHFIELD-DR-SP-003 Rev P1, 1540-BEECHFIELD-DR-L0-001 Rev P6 & 1540-BEECHFIELD-DR-EL-001 Rev P3 subject to the twelve conditions detailed in the attached schedule with the reasons for their imposition.

**Dated: day of 2007 Signed:
DEVELOPMENT CONTROL MANAGER**

**Schedule of twelve conditions to be attached to planning permission
reference 9/1247-07 (CC0657)**

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Time Limit

- 1. The development shall begin within three years from the date of this notice.**

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans and Supporting Information

- 2. Except where modified by this schedule of conditions the development hereby permitted shall be undertaken in accordance with the plans and supporting information unless otherwise approved in writing by the County Planning Authority.**

Plans and sketches prepared by bwa architects titled:

- Proposed Site Plan 1540-BEECHFIELD-DR-SP-001 Rev P5 dated 3rd August 2007;**
- Proposed Site Access Plan 1540-BEECHFIELD-DR-SP-003 Rev P1 dated 20th July 2007;**
- Proposed Plan 1540-BEECHFIELD-DR-L0-001 Rev P6 dated 3rd August 2007; and**
- Proposed Elevations and Section 1540-BEECHFIELD-DR-EL-001 Rev P3 dated 20th July 2007.**

Reason: To ensure development is in accordance with the approved scheme details.

Hours of Construction, Working and Deliveries

- 3. There shall be no construction work on the development hereby permitted other than during the hours of 0800 and 1800 Mondays to Fridays (excluding public/bank holidays) and 0900 and 1300 on Saturdays. There shall be no delivery of building materials to the site or removal of material from the site before 0900, during the school lunch break or on school days within the period of half an hour of the end of the school day. There shall be no deliveries or building work either outside the above hours or on Sundays or public/bank holidays, without the previous written agreement of the County Planning Authority.**

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Reason: In the interest of the amenity of the local residents, preserving public safety and not increasing local road congestion.

Contractor Parking and Compound Area

4. **Prior to commencement of the development a plan showing the location of on-site contractor parking and the compound area shall be submitted to and approved by the County Planning Authority.**

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.

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

Car Parking for the Children's Centre

5. **Before first occupation or use of the development the two (2) parking spaces shown on the approved plan no. 1540-BEECHFIELD-DR-L0-001 Rev P6 shall be provided and maintained thereafter for use by the Children's Centre. The spaces shall be signposted for use by the children's centre only.**

Reason: To ensure the development makes adequate provision for off-street parking and the manoeuvring of vehicles associated with its use.

Materials

6. **Prior to commencement of the development details of the external materials and colours (including those for the buggy store and refuse storage area) shall be submitted to and approved by the County Planning Authority.**

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

Buggy Store and Refuse Area

7. **Prior to commencement of the development a plan showing the buggy store and refuse area elevations and dimensions shall be**

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submitted for the written approval of the County Planning Authority.

Reason: In order to protect the appearance of the site.

Travel Plan

8. Within six-months of the granting of this planning permission an updated Travel Plan shall be prepared in accordance with current Hertfordshire County Council criteria. The Travel Plan shall be submitted for approval to the County Planning Authority.

The Travel Plan which is to be implemented in full, shall set out clear objectives for maximising the proportion of people trips to the Children's Centre which are made entirely on foot, bicycle or other sustainable means of transport, and shall set targets for increasing such proportions, with provision for monitoring their achievement and for reporting the results to the County Planning Authority on an annual basis.

The Travel Plan is to be reviewed to take account of any travel needs that may arise from extended or community use of the site or changes in transport provision.

Reason: To assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with national government policies and County Council sustainable transport policies.

Wheel/Chassis Cleaning

9. Measures shall be taken to ensure that vehicles leaving this site during the construction of the development shall not deposit mud or other material upon the public highway.

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

Lighting

10. Details of any external lighting shall be submitted for the written approval of the County Planning Authority.

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Reason: In order to protect the amenity of surrounding residential development.

Tree Survey and Protection

11. Prior to the commencement of development, a detailed tree survey and assessment shall be submitted to and approved in writing by the County Planning Authority. The scheme shall comply with the guidance contained in BS 5837: 2005 'Trees in Relation to Construction - Recommendations' and shall include provision of an accurate land survey to identify the location, height, canopy spread, species and condition of all trees affected by the development. The scheme shall identify trees that are to be removed and measures for the protection of trees from damage of all trees that are to be retained, including the means of protection for the 'Root Protection Area'.

Reason: In order to protect and retain existing vegetation.

Landscaping

12. Prior to the commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of hard and soft landscaping and shall include measures to accommodate the retention of trees identified in the Tree Survey and Retention scheme required by Condition 11. The scheme shall include details of any paving and other external structures together with planting details for the location, layout, species, density, numbers, sizes, protection measures, means of planting and maintenance. All plants that die or become damaged within 5 years of planting shall be replaced with plants of the same size and species.

Reason: In order to protect and retain existing vegetation and amenity of the local area.

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Footnote

Separation from Sewer

Prior to any development taking place the applicant shall contact Thames Water to make sure that no building works will occur within 3 metres of any public sewers.

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

Watford District Plan (adopted December 2003)

CS1 – Location of Facilities; and

U5 – Access.

Dated: day of 2007 Signed:

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