



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: 8/0062-06 (CC0387) Other Ref No: 1827

Description & location of development:

**ERECTION OF SINGLE MOBILE CLASSROOM UNIT AT
BREAKSPEARE SCHOOL, GALLOWS HILL LANE, ABBOTS LANGLEY,
HERTS WD5 0BU.**

To: Director of Children, Schools and Families

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 23 December 2005 (received with sufficient particulars on 29 December 2005) including the supporting statement which accompanied the application and the three plans numbered 0001/MW01/05, 0001/MW03/05 and 0001/MW04/05/B, subject to the nine conditions, which are detailed in the attached schedule with the reason for its imposition.

Dated: day of 2006 Signed:

DEVELOPMENT CONTROL MANAGER

**PROPOSED ERECTION OF SINGLE MOBILE CLASSROOM UNIT AT
BREAKSPEARE SCHOOL, GALLOWES HILL LANE, ABBOTS LANGLEY,
HERTS WD5 0BU**

**Schedule of 1 - 9 conditions to be attached to planning permission ref:
8/0062-06 (CC0387)**

General

Implementation period

- 1. The development hereby permitted shall commence before the expiration of three years from the date of the permission.**

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

Time limit of mobile classroom

- 2. The development hereby permitted shall be for a limited period of three years expiring on 1 September 2009. On or before that date the mobile classroom hereby permitted on site shall be removed and the land cleared and reinstated.**

Reason: To enable the County Planning Authority to exercise proper control over development on this site in the interest of its general amenity by ensuring that development, which is intended to be temporary, is not permitted to remain on site indefinitely.

Pre-development requirements

Transplanting oak tree sapling

- 3. Within the three months of this notice, the oak tree sapling, affected by this application, shall be transplanted in accordance with details which shall have been previously submitted to and approved in writing by the County Planning Authority. Details shall provide for siting, specification and programme of planting for the oak tree sapling. This tree shall be subject to a five-year programme of maintenance. Should it die or be severely damaged within five years of planting, then it shall be replaced during the next available planting season.**

Reason: In the interests of the amenity of the site.

Protection of existing landscaped areas

- 4. No development shall commence until details of the method of protection and reinstatement of the existing landscape have been submitted to and approved in writing by the County Planning Authority. Unless otherwise agreed in writing the work shall be carried out in accordance with the approved details.**

Reason: To protect the existing mature trees and grass embankment during the construction period.

Dated: day of 2006 Signed:

DEVELOPMENT CONTROL MANAGER

Method of construction

- 5. **No development shall commence until details of the method of construction including, compound areas, delivery of building materials and a programme of the phasing of construction have been submitted to and approved in writing by the County Planning Authority. Unless otherwise agreed in writing the work shall be carried out in accordance with the approved details.**

Reason: In the interest of highway safety and to protect the local amenity.

Contractors parking

- 6. **On site 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 approved in writing by the County Planning Authority before the commencement of the development hereby permitted.**

Reason: To ensure that construction-related traffic does not affect the free and safe flow of traffic on the highway network.

Materials

- 7. **The development hereby permitted shall not commence until samples of materials to be used for the external surfaces of the building have been submitted to and approved in writing by the County Planning Authority.**

Reason: In the interests of the amenity of the site and its surroundings by ensuring the use of acceptable materials so that the development is not visually intrusive but blends with the existing school buildings.

During construction requirements

Hours of construction

- 8. **There shall be no deliveries of building materials nor any construction work on the development hereby permitted other than between the hours of 8am to 6pm on Mondays to Fridays (excluding bank/public holidays) and 9am to 1pm on Saturdays. There shall be no deliveries or working outside these hours, nor on Sundays and bank/public holidays, without the previous written agreement of the County Planning Authority. In addition, on school days there shall also be no deliveries or working within the period of half an hour either side of the beginning and end of the school day, or during the school lunch break.**

Reason: To safeguard the amenities of nearby residents and the interests of highway safety.

Dated: day of **2006** **Signed:**

DEVELOPMENT CONTROL MANAGER

Post development

School Travel Plan

9. **The School Travel Plan shall be updated to reflect the hereby permitted development and shall be submitted to and approved by the County Planning Authority within three months of the date of this permission.**

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

Planning Informative

The applicant is reminded that the Environment Agency and all appropriate service and amenity providers should always be consulted before any building works commence and any advice given should be taken into account.

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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 13 (Education and Training);

Three Rivers Local Plan 1996 - 2011 (Adopted 2002)

Policy GEN1a (General location of development), policy D6 (Landscaping), policy N15 (Trees, hedgerows and new development) and policy N16 (Protection of trees and hedgerows during development).

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Dated: day of **2006 Signed:**

DEVELOPMENT CONTROL MANAGER