
TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 7/0596/08/F/HOD

Mr & Mrs A Barnes
Woodlands Stables
Cock Lane
Hoddesdon
Herts
EN11 8LS

Description of Development: Change of use of stables to livery yard

Location of Development: Woodland Stables Cock Lane Hoddesdon Hertfordshire EN11 8LS

In pursuance of its powers under the above-mentioned Acts 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 29th July 2008 and received with sufficient particulars on 31st July 2008.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, SUBJECT TO THE FOLLOWING CONDITIONS:-

1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this notice.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. No materials, debris, pollutants, vehicles or machinery associated with the development shall be stored or used within the adjacent Wildlife Site. The site shall only be accessed through the access track outlined in red on the approved plans.

Reason: To prevent any degradation of the Wildlife Site

3. No external lighting shall be installed or affixed to any building on the site unless the Local Planning Authority has first approved, in writing, details of the position, height, design and intensity of the lighting.

Reason: To avoid stress to nocturnal animals in the vicinity.

Reasons for Grant of Permission: Overall, it is considered that the proposal complies with Policy GBC2, GBC15, T3 and T11 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005) and the Supplementary Planning Guidance August 2004. The development will have an acceptable impact upon the openness of the Green Belt and will not detract from highway safety.

Signed:



Director of Environmental Services
DC1001MW

Dated: 6th October 2008

NOTE

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact the Building Control Section on 01992 785566.

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Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.