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Welwyn Hatfield District Council

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden 331 (STD Code 0707)

DECISION NOTICE

Town Planning Ref. No: C6/0135/87/FP
Other Ref. No.:

TOWN AND COUNTRY PLANNING ACTS, 1971 and 1972

18 Hole Public Golf Course & Change of Use of Existing Farm Buildings to
Clubhouse Facilities
Bedwell Park Farm, Essendon

To:
Burrell Foley Associates
15 Monmouth Street
Covent Garden
London

For:
Mitsui Construction UK Ltd
Gyosei School Site
V10 Brickhill Street
Willen Park
Milton Keynes

In pursuance of their powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application dated 20/02/87 and received with sufficient particulars on 23/02/87 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 5 years commencing on the date of this notice.

Reason

To comply with the requirements of section 41 of the Town and Country Planning Act 1971.

- 2 Before any work commences, detailed plans for the development shall be submitted to and approved by the Local Planning Authority in writing. These detailed plans shall include drawings to show the intended changes in the levels of the land, the car parking layout, vehicular and pedestrian access to the development and any access to be closed, the precautions to be taken in the future layout to ensure that occupiers and property adjoining the golf course fairways are suitably protected from harm and damage, and any necessary diversions to the public footpaths that traverse the site.

Reason

To enable the full implications of the development to be assessed before any work commences on site.

See continuation sheet

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Continuation sheet

- 3 The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:
- (1) which existing trees, shrubs and hedges are to be retained or removed.
 - (2) what new planting is proposed, together with details of the species, size and method of planting.
 - (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason

To enhance the appearance of the development and to minimise any loss of visual amenity resulting from it.

Date : 3rd July 1987

Signed:
A.F. Moore, Chief Planning Officer