

THIS AGREEMENT dated the *Ninth* day of *April* 1991 is made between the Council of the one part and the Owner of the other part

Definitions and Interpretation

1) In this Agreement the following expressions shall have the following meanings ascribed to them:-

1.1) the Council Welwyn Hatfield District Council of The Council Offices The Campus Welwyn Garden City Hertfordshire AL8 6AE

1.2) the Owner Tokyo Leisure Kaihatsu Kabushiki Kaisha Company Limited whose registered address in England is care of Martin Shepherd and Company of St Andrew House 46/48 St Andrew Street Hertford Hertfordshire SG14 1JT

1.3) the Land All That Freehold land with the buildings erected thereon situate at and known as Bedwell Park Farm Essendon Hertfordshire and Registered with Title Absolute being part of Title Number HD 236534 shown edged red on the copy Filed plan attached hereto

1.4) the Development Extensions and alterations to farm buildings to form golf clubhouse including partial demolition and relocation of listed Granary to golf course to provide public rainshelter at Bedwell Park Farm School Lane Essendon details of which are as shown on Drawing No.H1177-01/01-B attached hereto

1.5) The Planning Planning Permission and Listed Building Permission and Listed Building Consent issued by the Council pursuant to the Planning Applications in the form annexed hereto together with any future variations or amendments approved by the Council

- 1.6) the Planning Applications Planning Application under reference S6/0692/90/FP and Listed Building Application under Reference S6/0693/90/LB for the Development together with plans specifications and particulars deposited with the Council
- 1.7) The expressions "the Council" and "the Owner" shall include where appropriate their respective successors in title and assigns
- 1.8) Unless otherwise provided this Agreement shall be deemed to remain in full force and effect on any extension or renewal variation or amendment of the Planning Permission and Listed Building Consent
- 1.9) References in this Agreement to any statutes or statutory instruments shall include any statute or statutory instrument amending consolidating or replacing them respectively from time to time and for the time being in force

Recitals

2) W H E R E A S :-

- 2.1) The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 (hereinafter called "the Acts") for the area within which the Land is situated
- 2.2) The Owner is the Owner in fee simple absolute in possession of the Land and warrants that it is in all respects capable of entering into this Deed
- 2.3) The Owner has by the Planning Applications applied to the Council for permission to carry out the Development on the Land
- 2.4) The Council is satisfied that the Development is such as may be approved by it under the Acts and has agreed to grant the Planning Permission and Listed Building Consent subject to the Owner entering into this Agreement

NOW THIS DEED WITNESSETH as follows:-

Nature of Agreement

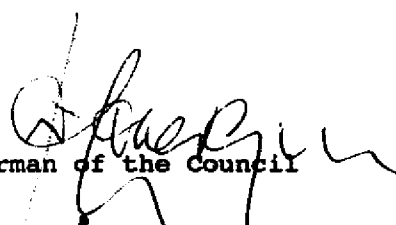
3) This Agreement and the covenants contained herein are made under and pursuant to Section 106 of the Town and Country Planning Act 1990 the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 Section 111 of the Local Government Act 1972 and all other enabling powers and this Agreement shall be registered as a Local Land Charge

Owners Covenants:-

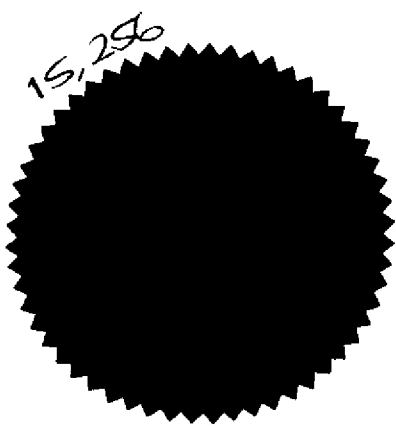
- 4) The Owner hereby covenants with the Council as follows:-
- 4.1) To carry out the Development permitted by the Planning Permission and Listed Building Consent in strict conformity with the plans specifications and particulars deposited with the Council and to use the Land in accordance with this Agreement and not otherwise
 - 4.2) Not without the prior consent in writing of the Council to use the main Bedwell Park Farmhouse shown edged pink on Plan No.H1177-14-A attached hereto for any purpose other than residential accommodation in association with the adjacent Golf Course
 - 4.3) Not without the prior consent in writing of the Council to permit the insertion of any additional first floor accommodation in the main barn on the site shown edged blue on the said Drawing No.H1177-14-A attached hereto
 - 4.4) Not without the prior consent in writing of the Council to permit the carrying out of any development in the courtyard area shown edged green on the said Drawing No.H1177-14-A attached hereto
 - 4.5) To pay the Council's costs of £250 incurred in the preparation engrossment and execution of this Deed

IN WITNESS whereof the Council and the Owner have executed this Section 106 Agreement as a Deed the day and year first before written

THE COMMON SEAL of)
WELWYN HATFIELD DISTRICT)
COUNCIL was hereunto)
affixed in the presence)
of:-)

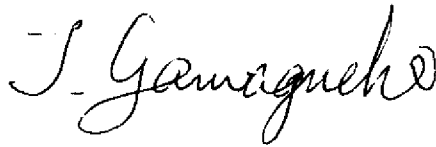

Chairman of the Council


Authorised Officer



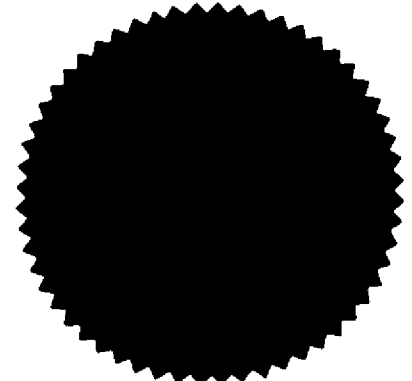
THE COMMON SEAL OF TOKYO)
LEISURE KAIHATSU)
KABUSHIKI KAISHA COMPANY)
LIMITED was hereunto)
affixed in the presence)
of:-)

Director



Secretary







DATED 9th April 1991

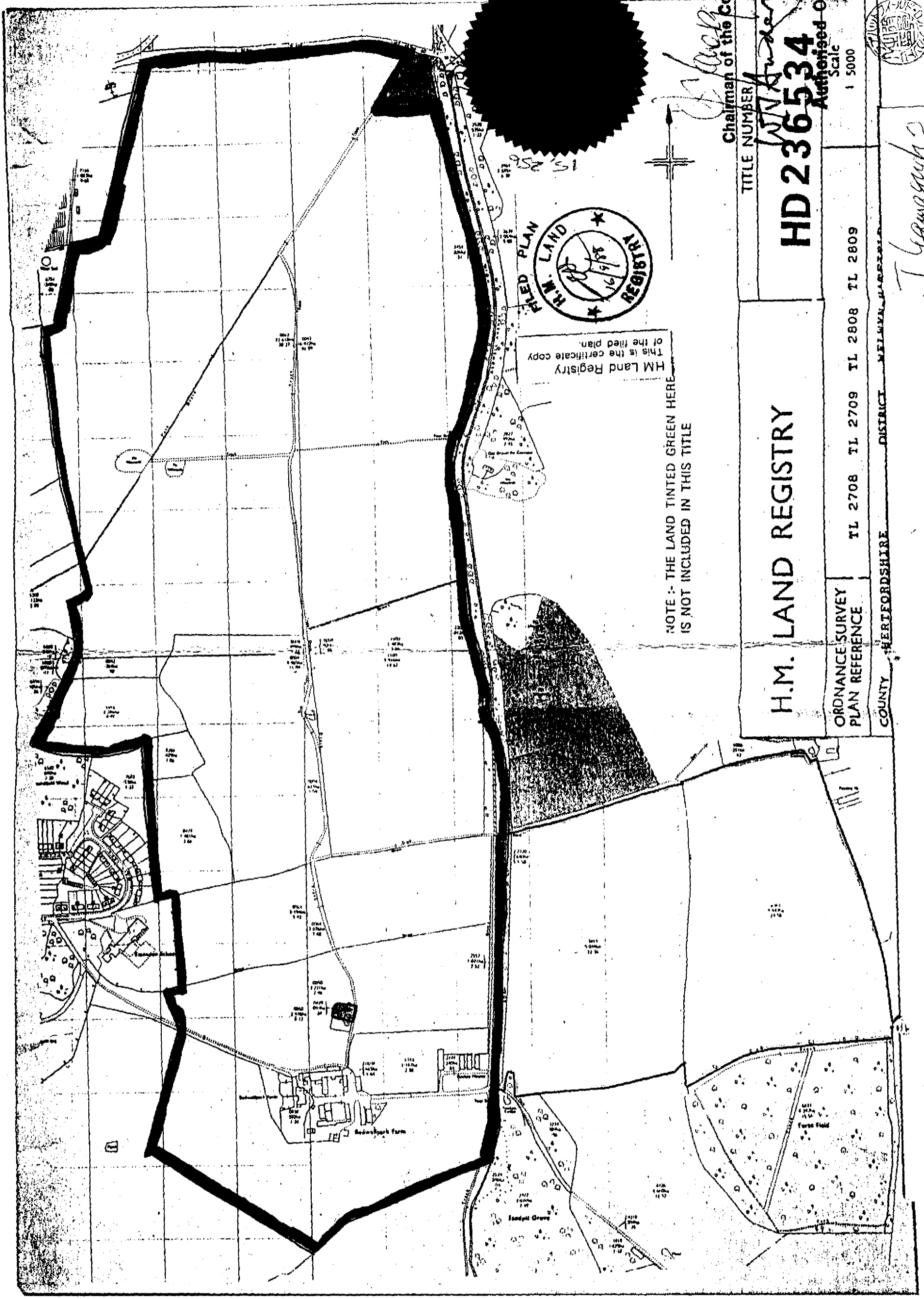
WELWYN HATFIELD DISTRICT COUNCIL

and

TOKYO LEISURE KAIHATSU
KABUSHIKI KAISHA COMPANY LTD.

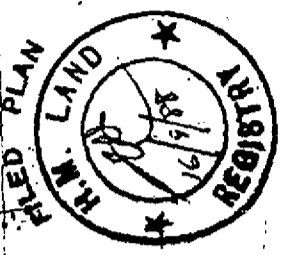
Agreement under S.106 Town and
Country Planning Act 1990 and
Planning (Listed Buildings and
Conservation Areas) Act 1990 relating
to development at Bedwell Park Farm
Essendon Hertfordshire

Solicitor to the Council
Welwyn Hatfield District Council
Council Offices
The Campus
Welwyn Garden City
Hertfordshire AL8 6AE



NOTE :- THE LAND TINTED GREEN HERE IS NOT INCLUDED IN THIS TITLE

HM Land Registry
This is the certificate copy
of the filed plan.



Chairman of the Council

TITLE NUMBER

H.M. LAND REGISTRY

HD 236534

Authorized Officer

ORDNANCE SURVEY
PLAN REFERENCE

TL 2708 TL 2709 TL 2808 TL 2809

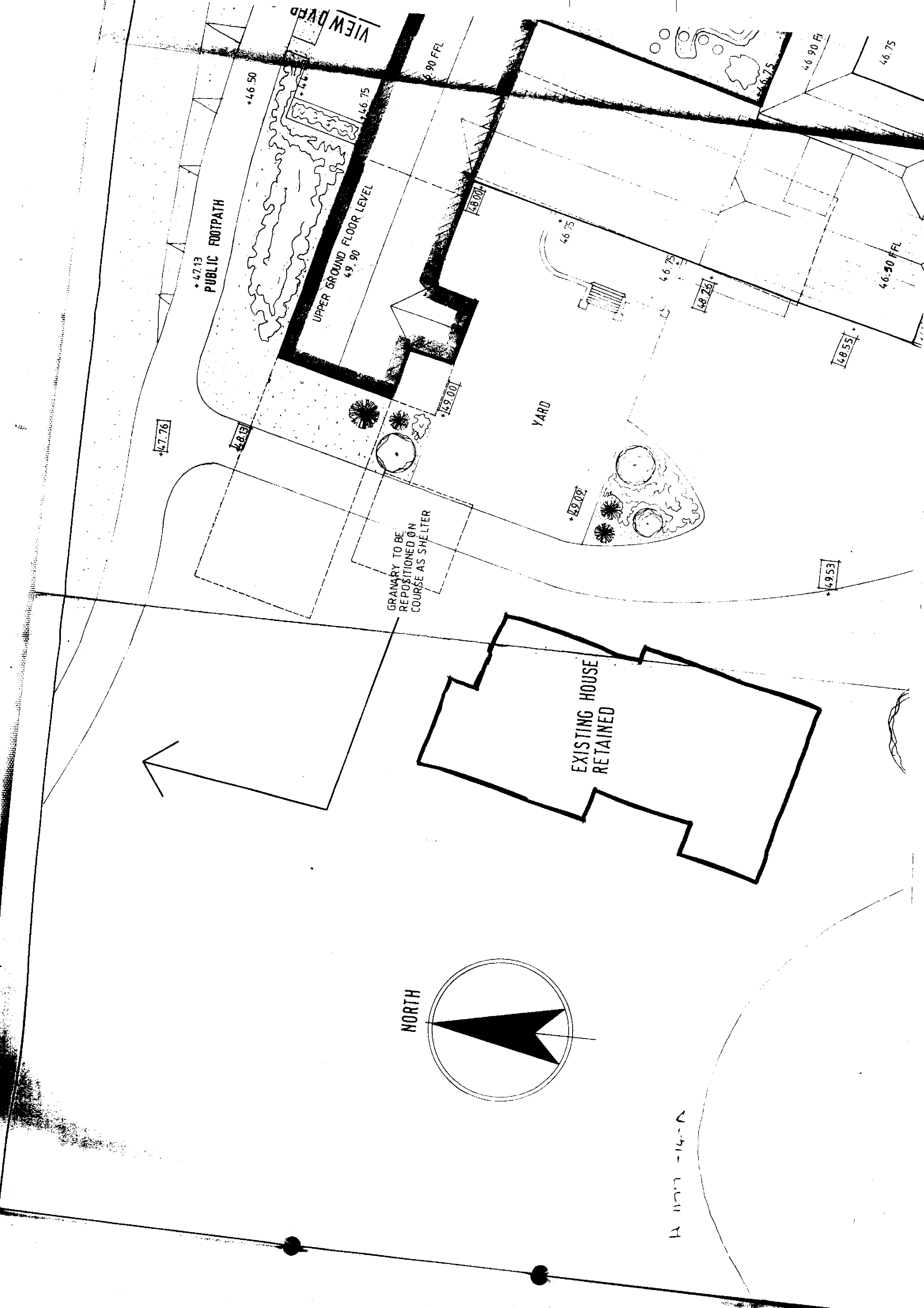
Scale
1 : 5000

COUNTY HERTFORDSHIRE

DISTRICT

J. G. G. G.





VIEW DRVD

+47.13
PUBLIC FOOTPATH

UPPER GROUND FLOOR LEVEL
49.90

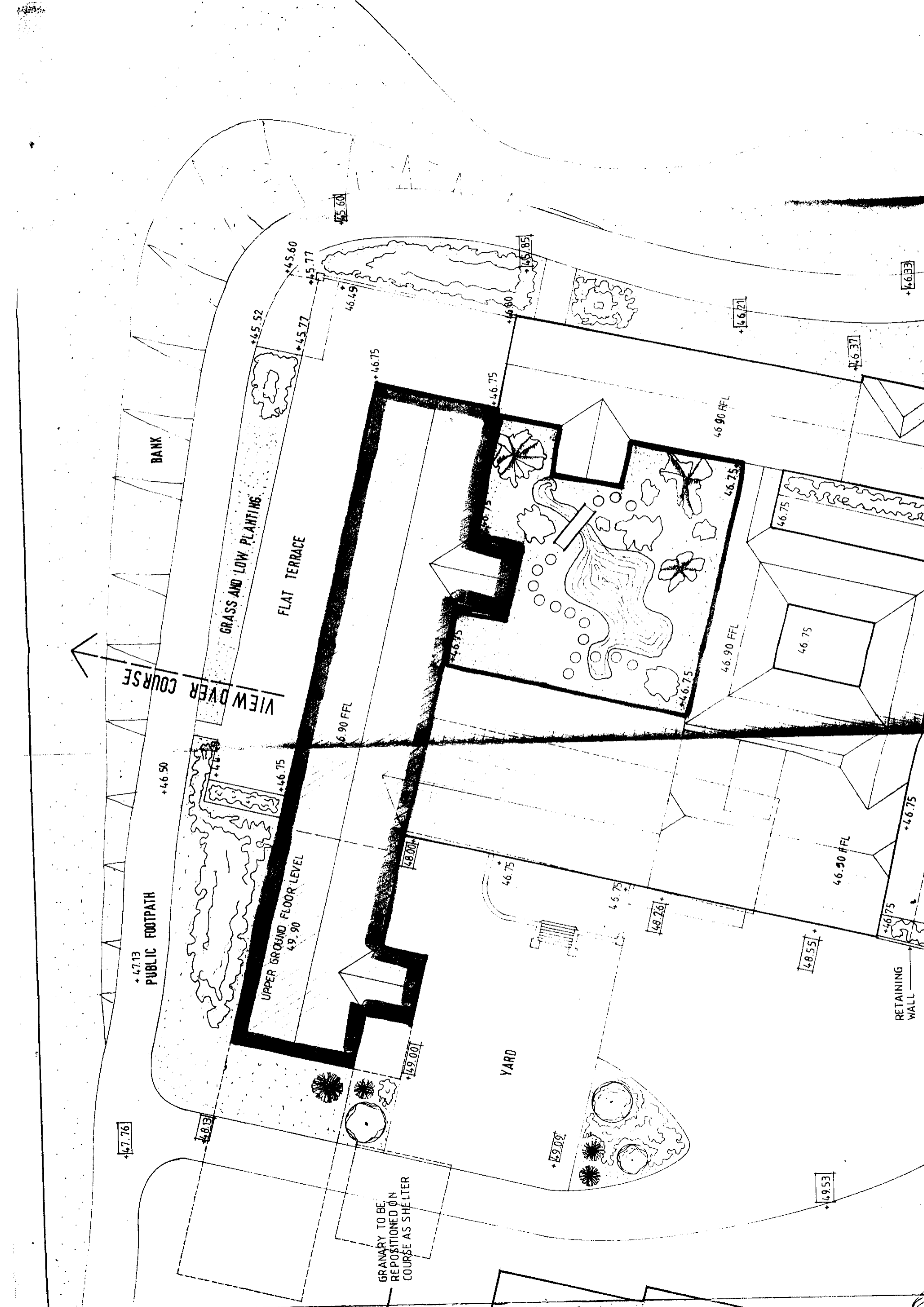
YARD

GRANARY TO BE
REPOSITIONED ON
COURSE AS SHELTER

EXISTING HOUSE
RETAINED

NORTH

A 1177-14-A



BANK

GRASS AND LOW PLANTINGS

FLAT TERRACE

VIEW OVER COURSE

PUBLIC FOOTPATH

UPPER GROUND FLOOR LEVEL

YARD

GRANARY TO BE REPOSITIONED ON COURSE AS SHELTER

RETAINING WALL

+47.76

+48.13

+47.13

+46.50

+46.75

+46.75

+46.90 FFL

+46.75

+46.75

+46.90 FFL

+46.90 FFL

+46.75

+46.90 FFL

+46.75

+45.60

+45.77

+45.60

+46.49

+45.85

+46.80

+46.21

+46.94

+46.83

+48.00

+49.00

+46.75

+46.75

+48.26

+48.55

+49.53

+49.09

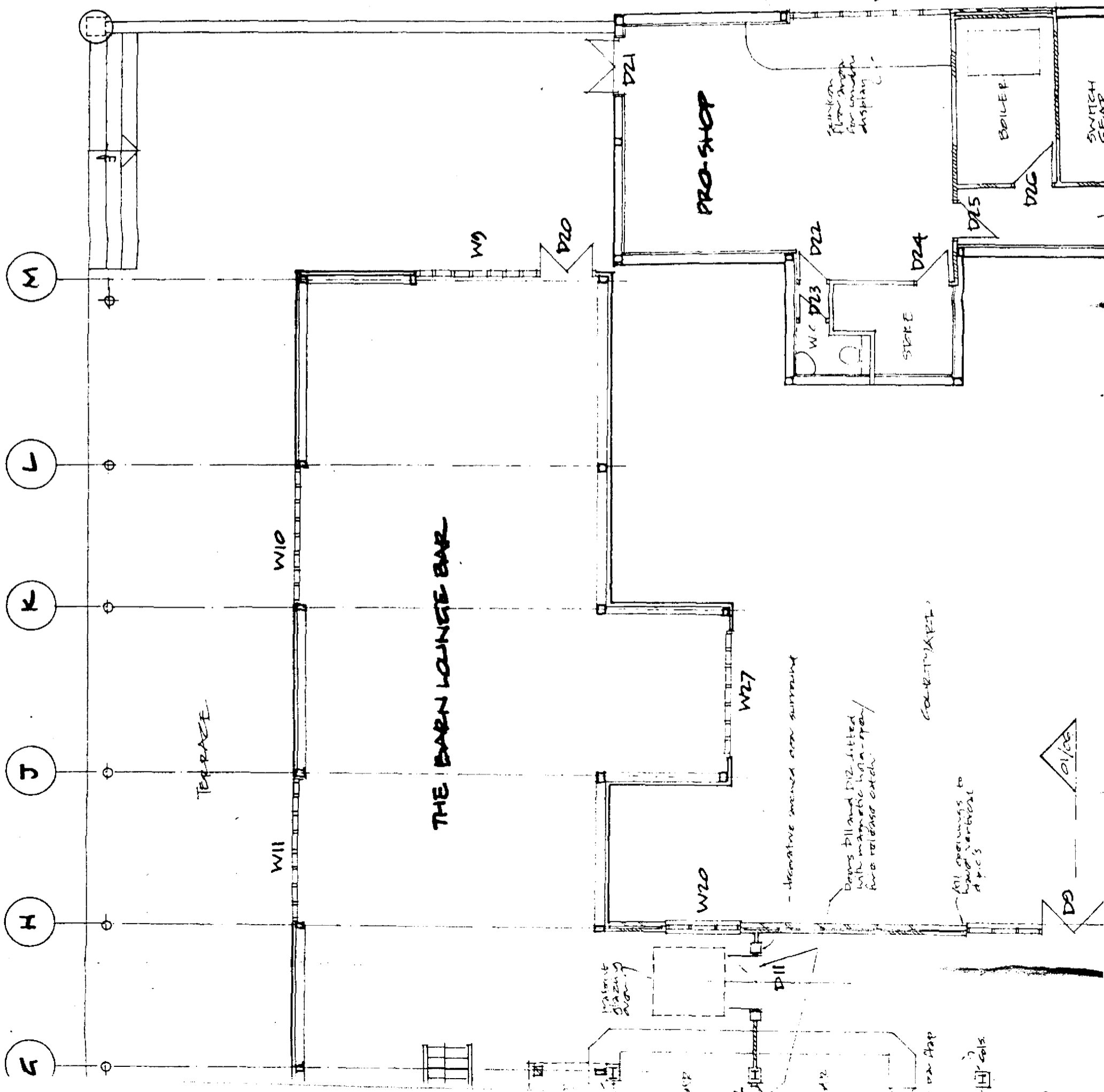
SE

revisions

no	description
A	no. of h/b raised in changing.
B	Ladies loo modifications requested

H1171-01/01B

W1



existing floor

WB

PRO-SHOP

Function floor area for window display.

BOILER

SWITCH GEAR

STORE

THE BARN LOUNGE BAR

TERRACE

- Alternative window area surround

Dams fill and fire-fitted with magnetic hold-open fire release extn.

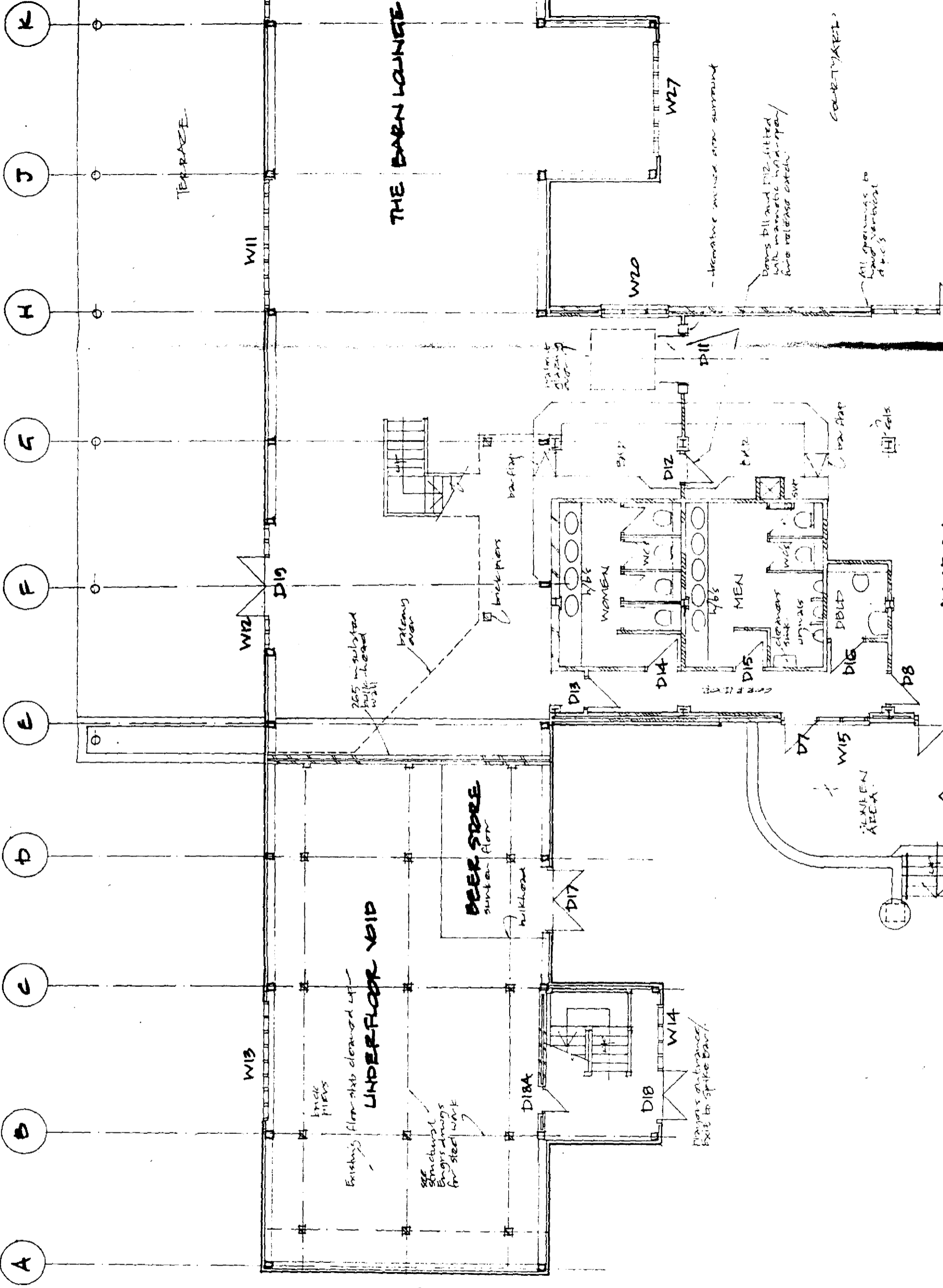
CONCRETE

All openings to land vertical at p.c.s

0/100

1/2" = 1'-0"

1/4" = 1'-0"



THE BARN LOUNGE B

UNDERFLOOR VOID

PEER STORE sunk-in floor

WINEZ LOUNGE

TERRACE

Existing floor slabs cleaned up

Structural Engrs drawings for steel work

Decorative mirrored glass surround

Dorms till and PIZ-fitted with magnetic inlay - epoxy glue release extdn

All openings to Landmark at 1.0.0

COURTYARD

A B C D E F G H J K

W13

W12

W11

W14

D18

D18A

D17

D7

W15

D6

D16

D15

D14

D13

D12

D11

W17

W16

D19

W12

D12

D11

D10

D9

D8

D7

265 misubred bulk head

patented door

back-pier

bar-top

W15

W14

W13

W12

W11

W10

W9

W8

W7

W6

W5

W4

W3

W2

W1

RELAXED AREA

W16

D5

D4

D3

D2

D1

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

D11

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

D12

D11

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

D13

D12

D11

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

D14

D13

D12

D11

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

D15

D14

D13

D12

D11

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

D16

D15

D14

D13

D12

D11

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

D17

D16

D15

D14

D13

D12

D11

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

D18

D17

D16

D15

D14

D13

D12

D11

D10

D9

D8

D7

D6

D5

D4

D3

D2

D1

notes

Kirby
Chartered
Northaw
Telephor

CO

project

DR
CE

drawing

GA

scale
1:1

drawing



J Yamaguchi
aya@kirby.co.uk

