

HAMPSHIRE
BOROUGH OF RUSHMOOR
TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr. N. Sturgess,
 c/o E.T. Fox Ltd.,
 Walldown Road,
 Whitchill,
 BORDON, Hants.

Reference No: R5H 01060/2

In pursuance of their powers under the above-mentioned Act the Council, as the local planning authority, hereby PERMIT erection of forecourt sales, extensions to canopy and installation of new petrol tank at Regency Garage, 112-116 Chapel Lane, Farnborough, Hants.

In accordance with your application received on 20th November 1981

and the plans and particulars submitted in connection therewith and subject also to due compliance with the conditions specified hereunder:—

1. The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.
2. Samples of external facing materials shall be submitted to, and approved by, the Local Planning Authority before development commences.
3. Before development commences a landscaping and tree planting scheme and details of other hard surfacing shall be submitted to, and approved by, the Local Planning Authority. Such scheme shall specify the position, species and size of trees to be planted, the phasing and timing of such planting and shall include provision for its maintenance during the first two years from the date of planting.

For Conditions 4 - 7 see attached schedule.

The reasons for the conditions above are:—

1. To comply with Section 41 of the Town and Country Planning Act, 1971.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure that the appearance of the development is satisfactory.

N.B.—See Notes overleaf.

Planning Department,
 Albert Road,
 Farnborough, GU14 6SN.
 Telephone: Farnborough 44451.

D. Sturgess
 Borough Planning Officer.

Date: 13 JAN 1982

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NOTIFICATION

(1) If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him. (The statutory requirements are those set out in Section 36(7) of the Town and Country Planning Act, 1971, namely Sections 29(1), 30(1), 67 and 74 of the Act).

(2) In cases where a Government Department has expressed views on the proposals which are incorporated in the reasons for the imposition of conditions and the applicant wishes to lodge an appeal against such decision then a representative from that Government Department will attend any Planning Inquiry and be available to give evidence if the appellant asks for the presence of such a witness at the Inquiry. In such cases the appellant should notify the Council at the address given on the front of this form without delay. The representative would not be liable to cross-examination on questions of Ministerial policy but only on matters of fact and expert opinion.

(3) If permission to develop the land is granted subject to conditions whether by the local Planning Authority or by the Secretary of the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

(5) The applicant is recommended to retain this form with the title deeds of the property.

IMPORTANT

Any failure to adhere to the details of the plans hereby approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act, 1971, in respect of which enforcement action may be taken.

If it is desired to depart in any way from the approved proposals, you should consult the Council at the address overleaf before carrying out the development.

- NOTES: (1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1971, otherwise than under Section 29—34 and where by virtue of Section 55 the permission operates as a 'listed building consent', or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts.
- (2) Developers are reminded that the grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:—
- (a) in the case of a footpath or bridleway, for an Authority under Section 210 of the Town and Country Planning Act, 1971;
- (b) in any other case to the Secretary of State for the Environment for an Order under Section 209 of the Town and Country Planning Act, 1971;
- (3) Attention is drawn to the provisions of Section 43 of the Hampshire County Council Act, 1972, relating to access for the Fire Brigade. A copy of the Section can be obtained at the local planning office.

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The following conditions are also imposed on the grant of the permission/~~outline permission~~ to which this schedule is attached:—

4. The landscaping scheme shall be completed within six months from the completion of the works or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first two years shall be replaced during the next planting season.
5. Vehicular access to and from the premises shall be gained by means of an ingress only marked 'X' on the approved plan and an egress only marked 'Y' on the approved plans, and signs identifying "Entrance", "Exit", "No Entrance" and "No Exit" shall be sited in positions agreed in writing with the Local Planning Authority.
6. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisement) Regulations 1969, no additional advertisements shall be displayed on the site without the express consent of the Local Planning Authority.
7. Details of the floodlighting to be installed shall be submitted to, and approved in writing by, the Local Planning Authority before any such installation is carried out.

The reasons for the above conditions are:-

4. To ensure that the appearance of the development is satisfactory.
5. In order to provide a safe and satisfactory means of vehicular access.
6. In the interests of the visual amenity of the area.
7. To safeguard the amenities of the area and in the interests of road safety.

~~The reasons for imposing these conditions are set out on the permission/outline permission to which this schedule is attached.~~

Planning Department,
 Albert Road,
 Farnborough, GU14 6SN,
 Telephone: Farnborough 44451.

Ingshau Piggott

Borough Planning Officer.

Date **13 JAN 1982**