



Colin Marks
Buckland Parish Council
Cedar House
17 Park Lane
Puckeridge
Ware
Hertfordshire
SG11 1RL

Date: 26th February 2020
Our Ref: 3/19/2596/FUL
Please ask for: Emma Mumby
Telephone:
Email: planning@eastherts.gov.uk

**Notice of Decision
Town and Country Planning Act 1990 (as amended)**

Dear Sir/Madam

APPLICATION: 3/19/2596/FUL

PROPOSAL: Retrospective change of use of grass paddock to the front of the farm yard, from agriculture use into Sui Generis use for a dog exercise and play area.

AT: Land At Chipping Hall Farm Chipping Hall Chipping Buntingford Hertfordshire SG9 0PH

FOR: Mr Jason Noy

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 26th February 2020 and it was decided to **Grant Planning Permission subject to Conditions** subject to the following:

1. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.
Reason
To ensure the development is carried out in accordance with the approved plans, drawings and specifications.
2. Within three months of this decision, the first 10 metres of the access as measured from the near channel edge of the adjacent carriageway shall be resurfaced and arrangements shall be made for surface water drainage to be intercepted and disposed of separately so it does not discharge from or onto the highway carriageway.
Reason: In the interest of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and policy TRA2 of the East Herts District Plan 2018.
3. The use hereby permitted shall only take place between 09:00hrs and 16:00hrs Monday to Friday.
Reason: In order to ensure an adequate level of amenity for residents of the new dwellings in accordance with policy EQ2 of the adopted East Herts District Plan 2018.

4. The use hereby permitted shall allow no more than 10 dogs on the site at any given time during the hours of operation.
Reason: In order to ensure an adequate level of amenity for residents of the new dwellings in accordance with policy EQ2 of the adopted East Herts District Plan 2018.

Informatives:

1. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.
2. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.
3. Applicants should engage with the Highway Authority to legalise the access via a Section 278 Agreement.

This Decision Relates to Plan Numbers:

Location Plan (Location Plan)

Yours sincerely

A handwritten signature in black ink, consisting of a stylized, cursive 'S' or similar character.

On Behalf Of Development Management