



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

G J & B M TOTH
112 HIGH STREET NORTH
DUNSTABLE
BEDS
LU6 1LN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00115/99/OUT

DEER LEAP SWIMMING POOL, RINGSHALL, LITTLE GADDESSEN,
BERKHAMSTED, HERTS, HP4 1PE
RENEWAL OF PLANNING PERMISSION 4/102/93 GRANTED UNDER APPEAL
(SQUASH COURTS CHANGING ROOMS AND ASSOCIATED WORKS)

Your application for outline planning permission dated 10 January 1999 and received on 21 January 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 25 March 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00115/99/OUT

Date of Decision: 25 March 1999

1. The site is within the rural area beyond the Green Belt in the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft. Within this area there is a presumption against built development save for the purposes of agriculture or other essential purposes appropriate to a rural area, small scale facilities for outdoor sport and recreation or the conversion of existing buildings. The current proposal involves the erection of a large scale purpose built indoor leisure facility. The proposal is therefore clearly contrary to the aims and provisions of Policies 5 and 80 of the adopted Dacorum Borough Local Plan and Policies 5 and 86 of the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft and national advice contained in PPG7 The Countryside - Environmental Quality and Economic and Social Development.

2. The application site is located within the Chilterns Area of Outstanding Natural Beauty. Within this area Policy 42 of the Hertfordshire Structure Plan Review 1991 - 2011, Policy 90 of the adopted Dacorum Borough Local Plan and Policy 96 of the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft aim to conserve and sustain the the beauty of the area as a prime consideration. Due to its scale, design and massing the current proposal would adversely affect the visual quality and rural character of the area. The development would not be satisfactorily assimilated into the landscape. For the above reasons the proposal would be contrary to the development plan polices referred to and to national advice contained in PPG7 The Countryside - Environmental Quality and Economic and Social Development.

3. Policy 22 of the Hertfordshire Structure Plan Review 1991 - 2011, Policy 50 of the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft and national advice contained in PPG13: Transport all aim to minimise the need for movement of people and goods and to discourage private car use. The application site is located in an isolated position accessible primarily by the private car. The intensification of the use of the site would result in an increase in the demand for private car use and would thereby be contrary to national and local planning policies referred to, and contrary to the principle of sustainability.