



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR B MORAN
GADESPRING WATERCRESS BEDS
HEMEL HEMPSTEAD
HERTS
HP1 2BL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00182/98/FUL

GADESPRING WATERCRESS BEDS, OLD FISHERY LANE, HEMEL
HEMPSTEAD, HERTS, HP1 2BL
RESIDENTIAL MOORING OF BOAT

Your application for full planning permission dated 31 January 1998 and received on 06 February 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 14 May 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00182/98/FUL

Date of Decision: 14 May 1998

- 1. The site is within the Green Belt on the Development Plan. The use of the site for permanent residential moorings is contrary to national planning policy guidance, Structure Plan and Dacorum Borough Local Plan policies and policies related to residential moorings contained in the Dacorum Borough Local Plan Alterations Package 1996, all of which aim to protect and enhance the Green Belt. No need has been proven on agricultural or other exceptional grounds for the permanent residential moorings at the site and therefore the development is inappropriate and unacceptable.**
- 2. The site is within a part of the Green Belt which is a Landscape Development Area where new development will be expected to safeguard and improve the existing environment in this canalside location. The permanent residential mooring, by reason of its prominent position, will detract from the visual amenity of the locality.**