



# Planning Inspectorate

Department of the Environment

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R.J.I.

GTN 1374

CHIEF PLANNING OFFICER	CHIEF EXECUTIVE	DACORUM	BO	CIVIC CENTRE	HEMEL HEMPSTEAD	HERTS.	HP1 1HH
ACK.	4	0324	89	0325	89	125463	125626
Our reference	A910	A	89	4.1.90			

Dear Sir (or) Madam,

TOWN AND COUNTY PLANNING ACT

APPEAL BY: *Banner Homes plc*

RE: SITE AT *212 St. John's Rd. Hemel Hempstead*

I refer to our letter of 21.7.89 about the above appeal. The local inquiry arranged for *Tues* day, the 27<sup>th</sup> Feb 1990, has now been cancelled ~~because~~ following a request for postponement by the appellant-agreed to by yourselves.

Please bring this cancellation to the notice of anyone who may have taken note of the arrangements previously made. We would recommend that any notice of the inquiry posted on or near the appeal site should be overstamped to show that it has been cancelled.

\*You will be contacted again in due course so that we may make fresh arrangements for the inquiry.

Yours faithfully,

*P. H. Bell*

Room  
cancelled  
8.1.90.

313/89

\* Delete as necessary

HMSO Bt1 051881/2

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

MR



## DACORUM BOROUGH COUNCIL

To Banner Homes PLC  
Wycombe 3 Boundary Road  
Loudwater  
Bucks

Ian Pankhurst & Associates  
103 High Street  
Maidenhead SL6 1JX

Erection of 7 houses and 35 (elderly person
..... Category 2) flats and parking (outline) .....
at 212 St. John's Road, Hemel Hempstead
.....

Brief  
description  
and location  
of proposed  
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 17.2.89 and received with sufficient particulars on 17.2.89 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

The proposal as submitted does not provide for a satisfactory means of access and if permitted would be likely to give rise to conditions prejudicial to highway safety. In addition the proposal does not provide for satisfactory manoeuvring within the site or access for refuse vehicles.

Dated Sixth day of April 1989

Signed

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

#### NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has 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.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for 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 Borough Council 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.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or 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 s.169 of the Town and Country Planning Act 1971.