

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To Apsley Village Club Committee,
39 London Road,
Apsley,
HEMEL HEMPSTEAD,
Herts.Messrs. Trevor J. Westbrook & Associates,
8-10 Church Street,
DUNSTABLE,
Beds.

Rear extension. at Apsley Village Club, 39 London Road, HEMEL HEMPSTEAD.

Brief
description
and location
of proposed
development.

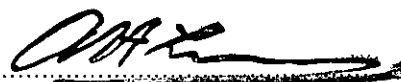
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated **6th March, 1979** and received with sufficient particulars on **30th March, 1979** and shown on the plan(s) accompanying such application.

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

The proposed vehicle parking arrangements are unsatisfactory and do not meet the requirements of, or standards adopted by, the Local Planning Authority.

Dated 17th day of May 1979

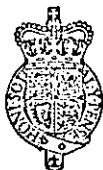
Signed



Designation DIRECTOR OF TECHNICAL SERVICES

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) 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 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 Secretary of State for the Environment, Whitehall, London, S.W.1.) 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.
- (3) 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 District 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.
- (4) 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 section 169 of the Town and Country Planning Act 1971.



Department of the Environment

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Trevor J Westbrook & Associates
 8-10 Church Street
 DUNSTABLE
 Bedfordshire

Your reference

Our reference

T/APP/5252/A/79/11032/G9

Date

 - 1 MAY 1980
 C EXHIBITIVE

401152

Gentlemen

- 2 MAY 1980

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
 APPEAL BY APSLEY VILLAGE CLUB COMMITTEE
 APPLICATION NO: 4/0325/79

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for the erection of an extension for new club facilities at Apsley Village Club, 39 London Road, Hemel Hempstead. I have considered the written representations made by you and by the council and I inspected the site on 16 April 1980.
2. The issue on which this case turns is the adequacy of the parking provision. The club fronts the A41 trunk road which is particularly busy at this point, acting as a route to Watford and London. In addition there are paper mills nearby attracting heavy traffic. Parking is a problem in the area because of the paper mills, the club, the public house and the railway station in the vicinity. I therefore consider that any scheme of development should make proper provision for all cars likely to be attracted to the site.
3. In considering the proposal the local planning authority adopted a process in which estimates of the number of people using the premises and car occupancy were used. A revised calculation was then made using data supplied by you. On this latter basis the authority says that 92 spaces should be provided.
4. In reply to the council's figures, you have put forward a detailed assessment based on the experience of the club committee and the planned use of the proposed extension. This assessment shows a requirement of 78 spaces to satisfy likely demand. The actual number of cars likely to be attracted to a building such as this is never easy to assess in advance, but I am prepared to accept your figures, albeit as a bare minimum, based as they are on a first hand knowledge of the current situation and the future intentions of the club.
5. Taking 78 spaces as the minimum requirement, the application drawing shows 80 spaces. At my visit I was able to see that the car parking area is fully within your clients' boundaries. However, there is a road improvement line for the A41 which I consider would reduce this figure at some future time by 5 spaces. In any event, the 3 spaces in the northern corner of the site have a rather cramped access and would not be very satisfactory in my opinion, nor are they acceptable, in terms of appearance, in front of the building. Furthermore, the council make the point that such a large parking area is not attractive and that some planting should be provided to give some visual relief. I concur with this, and regard the loss of a further

2 spaces as the minimum area necessary for this purpose. Therefore, in my view the maximum provision for cars on the site would be 73, 5 short of the 78 requirement.

6. In paragraph 4 above I described 78 spaces as a bare minimum, based as it is on what must reasonably be regarded as an estimate designed to bring the figure as low as possible. Therefore, although the shortfall is only 5 spaces, I regard this as sufficiently serious to warrant refusal of permission. Therefore, in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant

T. J. Kemmann-Lane

TJ KEMMANN-LANE, DipTP, FRTPI, MBIM
Inspector