

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Hillgate Industrial Estates Ltd.,
Hillgate House,
26 Old Bailey,
LONDON,
EC4.

Mr. C. R. Atkins,
Conrad Phoenix,
34 Bedford Row,
LONDON,
WC1.

2 Warehouses and 2 Industrial Units

at Junction of Northbridge Road/Billet Lane, Berkhamsted.

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 25th February, 1978, and received with sufficient particulars on 15th March, 1978, and shown on the plan(s) accompanying such application.

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

1. Policy 8 of the submitted County Structure Plan Written Statement states that, in order to limit the future growth of warehousing, regional warehouses and depots will be resisted unless it can be proved to the satisfaction of the local planning authorities that they must be located within the County. Local distribution centres serving only the local community will be considered on their individual merits. In the absence of details of the occupiers of the proposed warehouses, the application is unacceptable in the terms of this policy. Moreover, Policy 8 further states that warehouse development will only be permitted on land committed for industrial purposes at January 1st 1976 provided that the local planning authorities are satisfied that the land need not be reserved for a Hertfordshire industrial firm. There is clear evidence that there is only a limited amount of land available in the West Herts Policy Area to meet the future needs of established industrial firms that need to remain in the County and the proposed development is unacceptable in that it will further deplete the industrial commitment.
2. Policy 4 of the submitted County Structure Plan Written Statement states, inter alia, that industrial development will be restricted to some expansion of existing

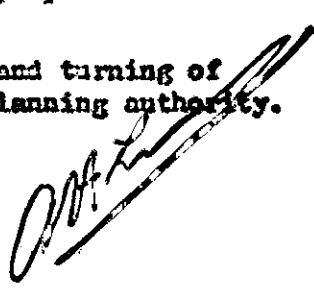
Dated 20th day of April 1978 /contd..

Signed

Designation Director of Technical Services.

Hertfordshire firms which the local planning authorities are satisfied need to remain in Hertfordshire. In the absence of details of the occupiers of the proposed industrial units the application is unacceptable in the terms of this policy.

3. Adequate provision has not been made within the site for parking and turning of vehicles in a satisfactory manner to standards required by the local planning authority.



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.