TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0328/96

Deans Farm Limited   Savills
Bridgeway House   24 Hills Road
Upper Icknield Way   Cambridge
Tring, Herts   CB2 1JW
HP23 4JX

DEVELOPMENT ADDRESS AND DESCRIPTION
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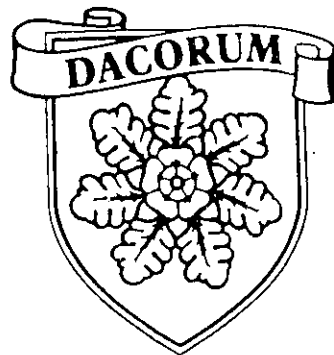
Bulbourne Farm, Bulbourne, Nr Tring

FREE RANGE EGG PRODUCTION UNIT AND HEAD OFFICE BUILDING (OUTLINE)

Your application for *outline planning permission* dated 12.03.1996 and received on
13.03.1996 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 19.12.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0328/96

Date of Decision: 19.12.1996

1. The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need for the proposed office development has been proven, nor have very special circumstances to the satisfaction of the local planning authority been shown to justify an exception to this policy. The proposed development is, therefore, unacceptable in the terms of this policy.

2. The adopted Dacorum Borough Local Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed development is unacceptable in the terms of this policy.

3. The proposed office development is contrary to Policy 26 of the adopted Dacorum Borough Local Plan, which directs office uses to the general employment areas, employment areas in the Green Belt, to the town and local centres, and other land with established employment generating uses.