



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

P RADFORD
20 HILLTOP ROAD
KINGS LANGLEY
HERTS
WD4 8NT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00357/99/OUT

ACKWELL SIMMONDS YARD, CHAPEL CROFT, CHIPPERFIELD, KINGS
LANGLEY, HERTFORDSHIRE, WD4 9EQ
DEMOLITION OF EXISTING BUILDINGS & THE ERECTION OF NEW INDUSTRIAL
UNITS WITH MEZZANINE LEVELS, FOR LIGHT INDUSTRY

Your application for outline planning permission dated 10 February 1999 and received
on 01 March 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 14 April 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00357/99/OUT

Date of Decision: 14 April 1999

1. The application site is located in the Metropolitan Green Belt in the adopted Dacorum Borough Local Plan and in the Dacorum Borough Local Plan 1991-2011 Deposit Draft. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national guidance set out in Planning Policy Guidance Note 2 "Green Belts", Policy 3 of the Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. The proposal represents inappropriate development and no very special circumstances have been advanced to show why planning permission should be granted. The proposal is therefore contrary to national and local planning policies for the area.

2. The site is an established employment generating use within the Metropolitan Green Belt. Policy 30 of the Dacorum Borough Local Plan and Policy 34 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft state that normally planning permission for the redevelopment of such sites will be refused unless very special circumstances exist. No special circumstances have been put forward by the applicant and the proposed development is therefore contrary to these policies.

3. The proposed development has a significant shortfall of parking on site which would lead to on street parking. This in turn would result in conditions of highway danger to those using the site and road users in general. The development would therefore be contrary to Policy 54 of the Dacorum Borough Local Plan and Policy 59 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

4. The proposed development would increase the volume of traffic using the access to the site which is in close proximity to the adjacent dwellings Orotava and Roselandia. The increased traffic movements would lead to significant noise, disturbance and pollution to the occupants of these dwellings to a level beyond that which they would normally be expected to enjoy. The development would therefore be contrary to Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.