

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

To Co-operative Retail Services Ltd Stimpsons Cruickshank
 Home Counties Region Rye House
 Eastcheap 29 London Road
 Letchworth High Wycombe

.....32 Elderly persons flats (Outline).....

 at ... 27-30 Cowper Road, 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 12th March 1984 and received with sufficient particulars on 16th March 1984 and shown on the plan(s) accompanying such application.

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

1. There is inadequate provision for vehicle parking within the site to meet the standards adopted by the local planning authority.
2. The development of this site for residential purposes would be contrary to Policy 65A of the adopted Dacorum District Plan which states that sites of less than 1 hectare not identified for residential development within the plan period may only be developed for residential purposes if the development
 - (a) meets a priority housing need or
 - (b) provides an appropriate planning gain.

The proposal fails to meet these criteria and is unacceptable in the terms of the policy.

Dated 21st day of February 19 88

Signed.....

W. B. B. B. B.

Chief Planning Officer

SEE NOTES OVERLEAF

P/D.15

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.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

To Co-operative Retail Services Ltd Stimpsons Cruickshank
Home Counties Region Rye House
Eastcheap 29 London Road
Letchworth High Wycombe

.....32 Elderly persons flats (Outline).....

at ...27-30 Cowper Road, 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 dated12th March 1984..... and received with sufficient particulars on16th March 1984..... and shown on the plan(s) accompanying such application.

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

1. There is inadequate provision for vehicle parking within the site to meet the standards adopted by the local planning authority.
2. The development of this site for residential purposes would be contrary to Policy 65A of the adopted Dacorum District Plan which states that sites of less than 1 hectare not identified for residential development within the plan period may only be developed for residential purposes if the development
 - (a) meets a priority housing need or
 - (b) provides an appropriate planning gain.

The proposal fails to meet these criteria and is unacceptable in the terms of the policy.

Dated 21st day of February 1985

Signed

W. B. Marshall

Chief Planning Officer