

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

To Sunjoy Ltd
1 Alexandra Road
Kings Langley
Herts

Mr C Wren
10 Barley Mow Passage
London W4 4PH

.....Erection of dwellinghouse, chandlery workshop and
.....office and club building, car park, etc
.....
atLand south side Pix Farm Lane/Sharpes Lane
.....
.....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 dated20.3.85..... and received with sufficient particulars on29.3.85..... and shown on the plan(s) accompanying such application.

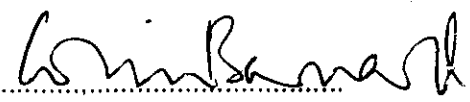
The reasons for the Council's decision to refuse permission for the development are:—

The site is within the Metropolitan Green Belt as shown diagrammatically in the Approved County Structure Plan and as shown in the Approved Dacorum District Plan. Within such areas planning permission will only be granted for development for agricultural or other essential purposes appropriate to a rural area or for small scale facilities for participatory sport and recreation or other uses appropriate to a rural area. In the opinion of the local planning authority, insufficient justification has been given and the proposed development is unacceptable in the terms of this policy.

2. By virtue of their narrow width and restricted visibility distances at bends and junctions, the highways serving the proposed development are unsuitable to deal with the additional traffic likely to be generated.

Dated18th..... day ofJuly.....1985....

Signed.....



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.



Department of the Environment

Room 15/12

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218698

Switchboard 0272-218811

CHIEF EXECUTIVE
DACORUM DC
CIVIC CENTRE
HEMEL HEMPSTEAD
HERTS. HP1 1HH

Your reference

4/0386/85
4/0387/85

Our reference

APP/A910 1A/85/240+50
042262

Date

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEALS by Supply Ltd - Pix Farm.

I am writing to tell you that this appeal has been withdrawn and we will be taking no further action on it.

Yours faithfully

[Handwritten signature]
A. J. C. [unclear]

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref.				Date	
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
Received					
Comments					
MB HAS SEEN. 5/2/87					

TCP 208B/84

HMSO Btl 30073/2

19293

5/2/87

4/2

30 JUL 86

Patron: Her Majesty, Queen Elizabeth The Queen Mother

The Hertfordshire Society

President: Simon Bowes Lyon Esq. (Lord Lieutenant)



29A Mill Lane Welwyn Herts. AL6 9EU
Telephone: Welwyn 7587 (STD 043 871)

29th July, 1986.

Department of the Environment,
Room 15/03,
Tollgate House,
Houlton Street,
Bristol, BS2 9DJ.

Ref: APP/A1910/A/85/040450 and 042262.

Dear Sirs,

APPEALS BY SUNJOY LTD - PROPOSED MOORING BASIN TOGETHER WITH DWELLINGHOUSE, CHANDLERY, CLUBHOUSE AND ANCILLARY FACILITIES AT SHARPES LANE/PIX FARM LANE, BOURNE END, HEMEL HEMPSTEAD, HERTS.

The Hertfordshire Society formally objected to Dacorum Borough Council regarding these planning applications on 11th June, 1985 on the grounds that Bourne End is still a comparatively rural settlement on a very busy road. We entirely support the Village Association when they say that "the visual impact of the proposed buildings, car park and boats will be offensive for the village". We also agree that "the likely number of visitors..... is certain to have an adverse effect on the character of the village".

Access from the A41, an extremely busy trunk road, could cause serious traffic congestion if these applications were approved.

The local people in Bourne End are almost unanimous in opposing these applications; we entirely support them and would request that these appeals be disallowed.

Yours faithfully,

F.M. De Butts,
Honorary Director.

Chairman: Rear Admiral M. D. Kyrle Pope, C.B., M.B.E., D.L.
Honorary Director: Brigadier F. M. de Butts, C.M.G., O.B.E., D.L.
Bankers: Barclays Bank PLC, Welwyn Garden City