



Planning Inspectorate

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CHIEF PLANNING OFFICER
DACORUM BC
CIVIC CENTRE
HEMEL HEMPSTEAD
HERTS. HP1 1HH

Your reference

4/0419/89

Our reference

APP/ A1910/A190/147347

Date

30th January 1991

Dear Sir(s)/Madam

TOWN AND COUNTRY PLANNING ACT

APPEAL BY: P. Bateman

RE: SITE AT

Woodlands Farm, Park Rd, Tring

I am writing to tell you that *this appeal has ~~these~~
~~appeals have~~ been withdrawn and we will be taking no
further action on *it ~~them~~.

Yours faithfully

[Signature]

P. H. H. L.

208B/August 89

HMSO Bristol 053344/1

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL							
Ref.					Ack.		
C.P.O.	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File	
Received					- 1 FEB 1991		
Comments							

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

SE



DACORUM BOROUGH COUNCIL

To P Bateman Esq
Woodlands Farm
Park Road
Tring
Herts

John Corbey Associates
34 Horsefair Green
Stony Stratford
Milton Keynes
Bucks

..... Change of use from agricultural buildings to
..... 18 Residential Units; single storey extensions
at Woodlands Farm, Park Road, Tring

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 16 January 1989 and received with sufficient particulars on 3 March 1989 and shown on the plan(s) accompanying such application..

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

1. The site is within the Metropolitan Green Belt on the adopted Dacorum District 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 has been proven and the proposed development is unacceptable in the terms of this policy.
2. The local planning authority is not satisfied that the existing buildings are redundant such as to justify the grant of planning permission for conversion to dwellings, having regard to the location of the buildings in the Green Belt where there is a general presumption against new development.

/3.

Dated day of 19

Signed *Wm Bateman*

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

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.

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3. The proposal attempts to subdivide the existing buildings into too many units, resulting in serious harm to the character and appearance of the buildings and the area in general.

4. The access to the proposed development is inadequate and unsuitable for the additional traffic that would be generated.

Dated 20th day of July 1989

Signed *Chris Bernick*

Chief Planning Officer