



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0420/92

K Duglan  
Broomhills Shooting Ground  
Markyate  
Herts

Coxell Associates  
68 Vicarage Lane  
Kings Langley  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Broomhills Shooting Ground, Windmill Road, Markyate

RETENTION OF PART RETAIL ELEMENT IN STORE BUILDING & RETENTION OF BASEMENT GUN  
STORE

Your application for *the retention of development already carried out* dated  
26.03.1992 and received on 08.04.1992 has been **REFUSED**, for the reasons set out  
on the attached sheet(s).

Director of Planning

Date of Decision: 04.06.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/0420/92

Date of Decision: 04.06.1992

1. The site is within the rural area beyond the Green Belt on the adopted Dacorum District Plan and the Dacorum Borough Local Plan Deposit Draft where permission will only be given for the use of existing buildings for agriculture or other essential purposes appropriate to a rural area, or small scale facilities for participatory sport or recreation. The building the subject of this application was originally permitted to meet the essential storage requirements of the site. The provision of a retail use in this building has resulted in the displacement of the approved storage use, and this in turn has given rise to further unauthorised structures and containers on the site which are used for storage purposes. These all detract from the rural character of the area and constitute a consolidation of inappropriate development on the site.
2. The retail use is not itself appropriate in an isolated rural location and is not essential for the participatory sport and recreation which takes place on the site. Its continued use is also likely to attract further traffic to the site to the detriment of the character and amenity of the surrounding area through which the roads serving the site pass.