



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0494/95

The Champneys Group Ltd
New Court
Wigginton
Tring
Herts
HP23 6HY

TP Bennett Partnership
262 High Holborn
London
WC1V 7DU

DEVELOPMENT ADDRESS AND DESCRIPTION
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Champneys, Chesham Road, Wigginton

FORMATION GOLF PRACTICE COURSE, ERECTION OF BUILDING ASSOCIATED WITH NEW DRIVING RANGE AND CHANGE OF USE OF COLLEGE BUILDING TO USE ANCILLARY TO GOLF PRACTICE COURSE

Your application for *full planning permission* dated 20.04.1995 and received on 21.04.1995 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 13.07.1995

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0494/95

Date of Decision: 13.07.1995

1. The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local 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 adopted Dacorum Borough Local Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed development is unacceptable in the terms of this policy.
3. The proposed development would necessitate considerable alteration to the existing land form, which would affect adversely important ecological and environmental features, and the proposed management regime for the grassed areas would give rise to unacceptable damage to important species-rich grassland.