

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr R Attwood
c/o Andrew & Campbell Associates
Stable Court
Ferrars Road
Huntingdon
Cambs

..... Change of use from agriculture to golf course
.....
at Hamberlins Farm Hamberlins Lane
Northchurch

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 12 February 1990 and received with sufficient particulars on 30 March 1990 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 lies within the Chilterns Area of Outstanding Natural Beauty wherein the policies of the Hertfordshire County Structure Plan and Dacorum District Plan seek to preserve the beauty, appearance and character of the area, by the restriction of further development.
2. The development of a Golf Course in this predominantly rural area would introduce a manicured and artificial appearance which would severely erode the quality of the landscape.
2. The proposal would introduce an intensity of buildings and activity which would have a detrimental effect on the tranquil and visual qualities of the area.

Cont'd/...

Dated 9th day of August 19 90

Signed

Director of Planning
Chief Planning Officer
XXXXXXXXXXXXXXXXXXXXX

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 the date 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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Reasons for refusal continued:

3. The additional traffic generated by the proposed development on Hamberlins Lane, which is of inadequate width, is likely to give rise to conditions prejudicial to highway safety. It is Hertfordshire County Council policy to maintain the "local" environment and discourage traffic on this category of road. Whilst the proposal to provide passing bays in the Lane has been considered, the provision of these road works and further works which would be required would be severely detrimental to the rural character of the area.
4. This proposal will result in a significant increase in the number of slowing, stopping and turning movements at a junction with the trunk road. These additional movements will detrimentally affect the safety and free flow of the trunk road.

Dated 9th day of August 1990

Signed 

Director of Planning