



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0556/94

Mrs D Davies  
Corner Farm  
Gaddesden Row  
Hemel Hempstead  
Herts

Equus Arenas  
2 The Close  
Ashendon  
Aylesbury  
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Corner Farm, Gaddesden Row, Hemel Hempstead, Herts.

INSTALLATION OF AN ALL-WEATHER EXERCISE ARENA

Your application for *full planning permission* dated 15.04.1994 and received on 26.04.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 23.06.1994

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/0556/94

Date of Decision: 23.06.1994

The site is 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 restriction of further development, having particular regard to the siting, design and external appearance. The proposed all-weather surface, due to its size and materials, would have an adverse effect on the visual appearance of this attractive site in the Chilterns Area of Outstanding Natural Beauty.



# The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

Direct Line 0117-987-8927  
Switchboard 0117-987-8000  
Fax No 0117-987-8769  
GTN 1374-

DN  
AH  
CS

Equus Arenas Ref.  
2 The Close  
Ashendon  
AYLESBURY  
Bucks  
HP18 0BH

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL					
DoP	ICPM	DP			Ack.
					Our Ref.
Received 15 DEC 1994					T/APP/A1910/A/94/241557/P6
Comments					Date: 13 DEC 1994

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY DIANA JUNE DAVIES  
APPLICATION NO: 4/0556/94

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for the installation of an all-weather exercise arena on land at Corner Farm, Gaddesden Row, Hemel Hempstead. I have considered the written representations made by you and by the Council. I inspected the site on 29 November 1994.

2. The development plan policies relevant to my consideration of this appeal are those of the County Structure Plan and the Dacorum Borough Local Plan, a review of the former District Plan now at the final statutory stage and therefore carrying significant weight. The appeal site falls within the Chilterns Area of Outstanding Natural Beauty (AONB), where the prime consideration of development plan policies is the preservation of the area's beauty, in addition to general policies for the protection of the countryside. Local plan policy 76 specifically relates to equestrian activities and states that new built facilities will not be acceptable in the AONB.

3. Bearing these policies in mind, from what I saw during my visit and after reading the written representations, I consider the main issue to be the effect of the proposed development on the character and appearance of the area.

4. The appeal site lies in very attractive open countryside where there is sporadic development including a group of buildings at Corner Farm to the west and the Stags End Equestrian Centre to the north-east. The site comprises part of a paddock which runs along the north-west side of Gaddesden Lane, behind a hedge with several trees. To the north-west is a wooden stable building, further fenced paddocks and, beyond a boundary hedge, agricultural land. Although there are horse jumps, drums and cones on the appeal site and adjoining land these are not permanent structures,

and the site is essentially a grass paddock which forms an integral part of the open countryside. The proposed exercise arena would replace the existing grass surface with sand. Whilst I acknowledge that the grass could become worn with heavy use or churned during wet weather, although I saw no evidence of this at the time of my visit, I consider that the proposed surface would represent an alien feature which would appear incongruous in views of the site and the land beyond from Gaddesden Lane. Consequently, it is my opinion that because of its size and appearance the proposed development would significantly harm the character of an area of open countryside which has AONB status, thereby conflicting with the objectives of the development plan policies referred to earlier in my letter.

5. I can appreciate your client's wish to provide a safe, dry surface for her daughter to exercise and jump her pony, but neither these personal circumstances nor any of the other matters raised outweigh the planning objections to this proposal.

6. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully

Steven Fox

STEVEN FOX BA MA MRTPI  
Inspector