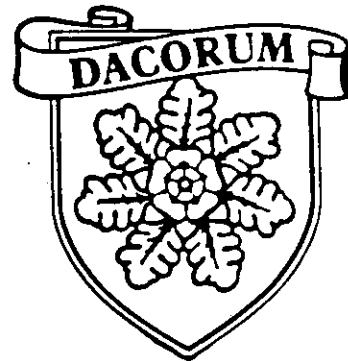


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0567/96

Leighton Snooker Centre  
6 Dudley Street  
Leighton Buzzard  
Beds

Mr K Lugsden  
59a Soulbury Road  
Leighton Buzzard  
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

The Silk Mill (Second Floor), Brook Street, Tring

CHANGE OF USE OF SECOND FLOOR FROM OFFICE TO SNOOKER CLUB

Your application for *full planning permission* dated 20.04.1996 and received on 01.05.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 05.09.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0567/96

Date of Decision: 05.09.1996



1. The application site forms part of the Brook Street General Employment Area as identified in the Dacorum Borough Local Plan. These small units of industrial uses are to be retained. No evidence has been put forward to indicate that the property is unsuitable for this use, nor that there has been a detailed effort to market it for this use. Therefore the development is unacceptable in that it will deplete the amount of available employment land contrary to policies within the adopted Dacorum Borough Local Plan.
2. The increased use of the access which is substandard in width and visibility is likely to give rise to conditions prejudicial to highways safety.
3. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.