**PLANNING**

Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH

DAVID LANE ASSOCIATES
3 COLLEGE STREET
ST ALBANS
HERTS
AL3 4PW

THE M6 GROUP
C/O AGENT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION – 4/00625/99OUT

EX COPPER KETTLE RESTAURANT SITE, WATLING STREET, FLAMSTEAD

THIRTY BEDROOM BED AND BREAKFAST ACCOMMODATION

Your application for outline planning permission dated 07 April 1999 and received on 08 April 1999 has been **REFUSED,** for the reasons set out overleaf.

*[signature]*

Director of Planning                    Date of Decision: 27 May 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/0625/99OUT**

Date of Decision: 27 May 1999

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. The proposed development is inappropriate in the Green Belt and exceptional circumstances would need to be proved to warrant an exception to this policy. There are no very special circumstances to justify an exception to Government or Development Plan Policies.

2. The proposed development would be a substantial urban intrusion into the generally open landscape and would be contrary to the purpose of including land in the Green Belt.

3. The proposed alterations to the access and the development of this land would create additional slowing down and turning movements within the A5(T), where vehicle speeds are high.

4. The applicant does not control the land required to supply the correct visibility splays, and is therefore unable to satisfy the basic safety requirements for the setting out and provision of an altered access.

5. The slowing down and turning movement of HGVs and other vehicles at this location would create a road safety hazard because of the speed and quantity of vehicles using the A5 trunk road.