



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0704/96

A5 Furniture  
Watling Street  
Flamstead  
Herts

Mr T Westbrook  
12 Jardine Way  
Dunstable  
Beds  
LU5 4AX

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Former Calaflow Works, (A5) Watling Street, Flamstead

CHANGE OF USE OF PART INDUSTRIAL UNIT (B2) TO RETAIL (A1), INTERNAL AND EXTERNAL  
ALTERATIONS AND CAR PARK

Your application for *full planning permission* dated 28.05.1996 and received on  
29.05.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 26.09.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0704/96

Date of Decision: 26.09.1996



1. The site is within a rural area beyond the Green Belt on the adopted Dacorum Borough Local Plan wherein permission will only normally be given for use of land, the construction of new buildings, changes of use of existing buildings for agriculture, forestry, mineral extraction, countryside recreation uses and social, community, leisure and utility services which meet a particular proven need of the local rural community. The use of this site for retail purposes is contrary to this policy, being an inappropriate use in the rural area.
2. The site occupies an out-of-centre location contrary to policies in the Dacorum Borough Local Plan and national policy guidance (PPG6) which indicate that out-of-centre retail locations will only be acceptable where the proposed facility cannot be provided in a town centre or edge-of-centre location. There is no evidence that there are no more appropriate locations available elsewhere within the terms of these policies.
3. The proposal results in the loss of 0.7 ha of land from employment generating use. This conflicts with the employment policies of the Development Plan which aim to ensure the provision of an adequate and varied range of land and sites for employment generating activities.
4. The proposal would lead to a substantial increase in the movements and usage of the access at this busy trunk road located to the detriment of the safety and free flow of trunk road traffic.