

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To E J J Gregory
The Bungalow
Gubblecott
Tring

J Gregory
1 Cheddington Lane
Long Marston
Tring

..... Use of agricultural building for motor vehicle
..... repairs
.....
at Marlin Hill
.....
..... Cheddington Lane, Long Marston.....

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 16.4.87 and received with sufficient particulars on 22.5.87 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 is within a rural area beyond the Green Belt on the adopted Dacorum District 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. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The building is of no architectural or historic merit and there is no justification on this ground for a departure from the strong presumption against industrial development in the countryside. Furthermore, the introduction of an industrial use on this site would result in the retention of an unsightly building, contrary to Policy 24 of the Dacorum District Plan and would be likely to lead to pressures for further similar development in respect of the other buildings on this site, thus compounding the adverse effects of the present proposal.

cont./

Dated 9th day of July 1987.....

Signed.....

Chief Planning Officer

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 receipt 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.

REASONS CONTINUED RELATING TO PLANNING APPLICATION NO. 4/0770/87

3. The increased use of the access which is substandard in width and visibility is likely to give rise to conditions prejudicial to highways safety.
4. The proposal represents the introduction of an industrial use into an area of predominantly open countryside which is likely to have adverse environmental consequences for the surrounding area.

Dated 9th day of July 1987

Signed



CHIEF PLANNING OFFICER