

CHIEF EXECUTIVE
OFFICER

16 FEB 1988

File

Referred

Closed

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Your reference

2) RB

Our reference T/APP/A1010/A/87/76374/P2 DACORUM DISTRICT COUNCIL					
Date 15 FEB 88					
Ref.					Ack.
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
Received 16 FEB 1988					
Comments					

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR E J J GREGORY
APPLICATION NO: 4/0770/87

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal which is against the decision of the Dacorum Borough Council to refuse planning permission for the use of a redundant brick farm building for mechanical motor vehicle repairs at Marlin Hill, Cheddington Lane, Long Marston. I have considered the written representations made by you and by the Council, Tring Rural Parish Council, and also those made by other parties. I inspected the site on 12 January 1988.

2. From the representations made and my inspection of the site I consider the main issues are whether the proposed development would be appropriate within this rural area in terms of use and visual impact on the countryside, and whether the increased use of the access is likely to be contrary to highway safety.

3. The appeal site is located within a group of old farm buildings, on the south-east side of Cheddington Lane, to the north-east of the village of Long Marston. The building under consideration is one of several buildings, generally constructed of pre-fabricated materials, which are no longer in any use, and have fallen into disrepair. The field in which these buildings are situated is generally overgrown. To the north-east of the field is a caravan site, within a compound. Opposite the appeal site are various recreational uses with ancillary buildings. Further north-east, along Cheddington Lane is a large site containing many nissen huts and other buildings, which was once an airfield, and has now been converted to an industrial estate. The access to the appeal site is by an unmade track along the south-western boundary of the site, which emerges onto Cheddington Lane between hedgerows and a narrow verge.

4. The approved Structure Plan and adopted District Plan embody a presumption against development in rural areas outside the Green Belt unless it is necessary for agriculture, recreational or other uses appropriate to a rural area. Furthermore, importance is given to the effect of such development on the landscape and environment of these rural areas. In considering the proposal I agree with you that weight should also be given to Government advice with respect to the re-use of redundant farm buildings.

5. It seems to me that the building under consideration is extremely dilapidated, although not totally derelict. However, this is only one of a number of buildings in similar, and in some cases worse, condition. I think it is evident, that in

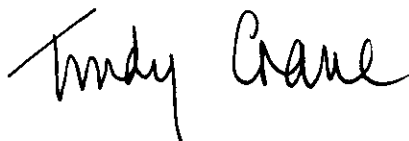
order to carry out the proposed use within the building it would have to be fundamentally refurbished. Whilst I consider that these agricultural buildings are in themselves unattractive in this state, they are not assertive elements within the landscape. Also the site is generally grassed, and still retains a rural character. In my opinion the refurbishment of this agricultural building and the creation of ancillary access, parking and manoeuvring area would make the appeal site extremely prominent on this open stretch of road. Furthermore, without any special justification for such a change of use, it seems to me that it could set a precedent for similar uses in other buildings on the site. I think that cumulatively this would be harmful to the rural character of this area.

6. I consider that the existing access has limited visibility to the south-west. It seems to me that visibility is impeded by the hedgerow on the adjoining field and a bend in the road. In my judgement the increased use of this access as proposed would lead to dangerous manoeuvres onto this road, particularly with vehicles turning right. I, therefore, consider that an increase in the number of vehicle movements into and out of this access would lead to conditions which would be prejudicial to highway safety.

7. I have considered all other matters raised, including other development along Cheddington Lane. However, it seems to me that each development should be considered on its merits in the light of the particular circumstances of the site. In my view there are specific and convincing objections to the proposed change of use, which would make this an inappropriate development within this rural area. No other matters affect my decision.

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

I am Sir
Your obedient Servant



T CRANE BA MPhil DipConsStuds MRTPI
Inspector