

Part 1

Town Planning 4/0794/80
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To **Potts Croft Ltd.,**
c/o Messrs. Brown & Merry,
41 High Street,
TRING,
Herts.

<p>Use of land for residential development</p> <p>at <u>Land off The Twist, Wigginton.</u></p>
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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 6th May, 1980, and received with sufficient particulars on 8th May, 1980, 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 an area shown diagrammatically in the Approved County Structure Plan as Metropolitan Green Belt, the precise boundaries of which will be defined in the Dacorum District Plan. Policy 2 of the Structure Plan states that in the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension of existing buildings for purposes other than agriculture, small scale facilities for participatory sport and recreation, or other uses appropriate to a rural area. The proposed development does not accord with any of these criteria and no exceptional circumstances are apparent.
2. Policy G.5 of the Draft Dacorum District Plan states that planning permission may be granted for small scale residential development on infilling sites within the main core of Wigginton, provided that the site represents a small gap in an otherwise built-up frontage, the development does not detract from the character of the village on the surrounding area, the site is located on the same frontage as existing development and represents the minor part of the whole frontage. The proposed development does not comply with these criteria.

Dated 19th day of June, 19 80.

Signed 

Designation Director of Technical Services.

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) 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 section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) 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.
- (3) 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 District 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.
- (4) 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 section 169 of the Town and Country Planning Act 1971.

Town Planning
Ref. No. 4/0794/80
Other Ref. No:
Date of Receipt: 8th May 1980

FORM 5
COMMUNITY LAND ACT 1975
NOTICE OF INTENTION BY AUTHORITY UNDER PARAGRAPH 5 OF SCHEDULE 7

To Messrs. Potts Croft Ltd., c/o Brown and Merry, 41 High Street,
Tring, Herts.

1. An application for planning permission dated 6th May 1980
made by Messrs. Potts Croft Ltd.
was on 8th May 1980 received by
Dacorum District Council

This application was for residential development on land off The Twist,
Wigginton.

2. Under the Community Land Act 1975 it is the duty of all authorities whose areas include the land to which an application for relevant development relates to state whether or not any of them intend to acquire the land or any part of it. The authorities concerned are—
Dacorum District Council and Hertfordshire County Council

3. This notice is given by Dacorum District Council who consider the application to be an application for relevant development and (if planning permission is granted in accordance with the application),

- (i) INTEND TO ACQUIRE the land to which the application relates (shown on the plan accompanying this notice)
- (ii) INTEND TO ACQUIRE the land to which the application relates (shown on the plan accompanying this notice)
- (iii) do NOT intend to acquire any part of the land to which the planning application relates [and show on the plan accompanying this notice the following conditions:—
- (iv) do NOT intend to acquire that part of the land to which the planning application relates shown on the plan accompanying this notice (subject to the following conditions:—

Hertfordshire County Council

4. This notice is also given on behalf of
who consider the application to be an application for relevant development and (if planning permission
is granted in accordance with the application)
- (i) ~~INTEND TO ACQUIRE~~ all the land to which the application relates (shown
..... on the plan accompanying this notice)
- (ii) ~~INTEND TO ACQUIRE~~ that part of the land to which the planning application relates which is shown
..... on the plan accompanying this notice)
- (iii) ~~DO NOT~~ intend to acquire any part of the land to which the planning application relates (and shown
..... on the plan accompanying this notice subject to the following conditions):-
- (iv) ~~DO NOT~~ intend to acquire that part of the land to which the planning application relates shown
..... on the plan accompanying this notice [subject to the following conditions] :-

L. J. Darby

Signed: Director of Technical Services

Designation .. **Dacorum District Council & Hertfordshire County**
Council

On behalf of: **27th June, 1980**

Date: