

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0823/95

Tesco Stores Limited
Tesco House, P.O. Box 18
Delamare Road
Cheshunt
Herts EN8 9SL

Development Planning Partnership
21 The Crescent
Bedford
MK40 2RT

DEVELOPMENT ADDRESS AND DESCRIPTION
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Cox Thermoforming Ltd, London Road, Tring

DEMOLITION OF EXISTING BUILDINGS, ERECTION 26,500 SQ FT FOOD STORE, SERVICE YARD,
CAR PARKING, REVISED ACCESS, LANDSCAPING AND ANCILLARY PLANT AND EQUIPMENT

Your application for *outline planning permission* dated 27.06.1995 and received on
26.06.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

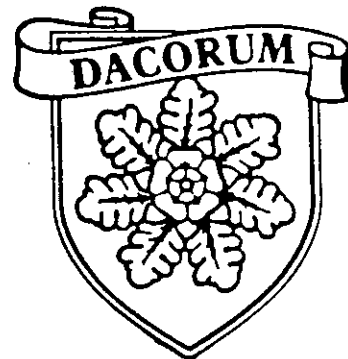
Director of Planning

Date of Decision: 07.03.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0823/95

Date of Decision: 07.03.1996



1. The proposed foodstore will seriously undermine the vitality and viability of the town centre as a whole contrary to Policies 36 and 37 of the Dacorum Borough Local Plan and the national planning policy guidance.
2. The proposed foodstore will occupy an out-of-centre location contrary to Policy 37 of the Dacorum Borough Local Plan and national planning policy guidance which indicate that out-of-centre locations will only be acceptable where the proposed facility cannot be provided in a town centre, or edge-of-centre location. The local planning authority is not satisfied that a more central location is not available within the town of Tring.
3. The proposed development will give rise to the loss of 1.28 hectares of land from employment generating use in an area where the supply of such land particularly good quality land, is already limited. The proposal therefore 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 proposed development will give rise to an increased level of activity and traffic movement at the site which, together with the physical works within the public highway, will have a harmful, urbanising effect on the rural character of the London Road corridor. The proposal therefore conflicts with policies of the Development Plan which aim to ensure that development respects the general character of the area in which it is set.