

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To International Power & Pipeline Inc.,
 Cores End Road,
 Bourne End,
 Bucks.

Erection of buildings for storage, operation
 maintenance, passenger reception, dwelling &
 ancillary facilities in connection with use of land
 as a "Heliport" (OUTLINE)
 at Land at Breakspear Way, Hemel Hempstead

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
 14th May 1980 and received with sufficient particulars on
 19th 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 allocated on the Approved County Development Plan and "Hertfordshire 1981" as a heliport and planning permission has been granted for this use. The layout of the site as shown on the submitted drawings indicates several buildings which, in the opinion of the local planning authority, are not necessary for the operational use of the site as a heliport and would be more appropriately located in an industrial area. Since the principle of industrial development is unacceptable on this site, that element of the present proposal is unacceptable.
2. Policy No. 4 of the Approved County Structure Plan (1979) states inter alia that permission for industrial development will normally only be given where the local planning authority is satisfied, in the case of an existing activity, that the development will be in the interests of efficiency or productivity or, in the case of a new activity (whether carried out by an existing industrial firm or an industrial firm new to the County) that the activity needs to be located in the County in the national or regional interest. This proposal

10th

July

80

(Cont'd)

Dated day of 19

Signed.....

DIRECTOR OF TECHNICAL SERVICES

Designation

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.

2.(Cont'd) involves such new activity and no case has been put forward sufficient to justify this location in terms of national or regional interest.

3. Policy No. 6 of the Approved County Structure Plan (1979) states inter alia that permission for office development will normally be restricted to firms substantially serving the local community in Hertfordshire, firms not serving the Hertfordshire community but needing to be located in the County in the national or regional interest, or offices essential to industrial processes carried on by firms in the County where the activity cannot reasonably be located in Hertfordshire. The applicant's proposed use of certain buildings shown on the submitted drawings are unacceptable in the terms of this policy.

4. Policy No. 8 of the Approved County Structure Plan (1979) states inter alia that permission will normally be restricted to local distribution centres serving only the local community. Permission will be given for regional warehouses and depots only where the local planning authority is satisfied that the activity needs to be located within the County in the regional interest. All applications for warehouses and depots will be considered in the light of various criteria including the fact that such development will normally only be permitted within the provisions of Policy No. 4 and where the land is not needed for industrial purposes. The proposed development does not comply with the requirements of these policies.

Dated 10th day of July 1980

Signed 

Designation DIRECTOR OF TECHNICAL SERVICES



Department of the Environment

Room 11/06

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 714
Switchboard 0272-218811

1) ~~HR~~
2) ~~T~~
3) Team 1
CPO

Chief Executive, Dacorum DC
Civic Centre
Hemel Hempstead
Herts. HP1 1HH.

Your reference

4/0825/80

Our reference

APP/5252 1A/81/345

Date

22 SEP 1981

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL

BY: International Power & Pipeline Inc

I am writing to inform you that the above-mentioned appeal has been withdrawn and the Secretary of State will therefore take no further action on it.

Yours faithfully

[Signature]
PP Mrs. E. A. ELSTONE

CHIEF EXECUTIVE
OFFICER

23 SEP 1981

File Ref.
Refer to
Cleared

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref.				Ack.	
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
		✓ T1			
Received <i>[Signature]</i> 23 SEP 1981					
Comments					

TCP 208B

Btl 17149/1/9 8m 2/78 TCL

[Signature]