

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00828/99/OUT

**ADJ. ATLAS COPCO, SWALLOWDALE LANE /, EASTMAN WAY, HEMEL
HEMPSTEAD, HERTS**
ERECTION OF BUILDING FOR B1(BUSINESS)USE,GATEHOUSE,ACCESS AND
CAR PARKING

Your application for outline planning permission dated 04 May 1999 and received on 05 May 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barker'.

Director of Planning

Date of Decision: 22 November 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00828/99/OUT

Date of Decision: 22 November 1999

1. The proposed B1 office development is contrary to Policy 28 of the Adopted Dacorum Borough Local Plan and Policy 31 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft which identify the site as being located within the Swallowdale General Employment Area (GEA). In this GEA only Industry and Storage and Distribution Uses are acceptable in accordance with the Plan policies. Accepting the proposal would damage the employment strategy of the Plans which seek to protect some areas for industry/storage and distribution, while providing a balanced supply of employment development opportunities. The proposal would reduce opportunities for industry and storage and distribution uses for which there is a need, and would set an undesirable precedent for office development elsewhere in the Swallowdale General Employment Area. The proposed development would be premature pending the consideration of all employment sites as part of the local plan process and would prejudice the local planning authority's emerging employment strategy.

2. The proposed development indicates car parking provision to currently adopted Borough Plan demand based standards. This provision is now contrary to the aims and objectives of Policies 22, 23, 25 and 29 of the adopted Hertfordshire Structure Plan and Policy 59 of the emerging Dacorum Borough Local Plan 1991-2011 Deposit Draft which aim to reduce the need for travel and car usage by encouraging travel by more sustainable modes.