

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

To Mr and Mrs W Nash
Valley Farm
Flaunden Lane
Hemel Hempstead

Chiltern Estates
10 High Street
Bovingdon

.....Retention of dwelling without compliance with.....
.....agricultural occupancy condition on planning.....
at permission W/1386/49 dated 17th January 1950.....
....Valley Farm, Flaunden Lane, 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 dated24th July 1985..... and received with sufficient particulars on26th July 1985..... and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:-

- (1) This site lies within the Metropolitan Green Belt on the County Structure Plan and Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use or extension of existing building for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
- (2) It has not been shown to the satisfaction of the local planning authority that the long term needs for dwellings for agricultural workers in the locality no longer warrant the reservation of this property for that purpose.

Dated5th..... day ofSeptember.....19 85....

Signed.....



SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

NOTE

1. 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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.
2. 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 Borough 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.
3. 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 s.169 of the Town and Country Planning Act 1971.



Department of the Environment

Room 15/05

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CHIEF EXECUTIVE
DACORUM BC
CIVIC CENTRE
HEMEL HEMPSTEAD
HERTS. HP1 1HH

Your reference

4 / D972 / 85

Our reference

APP / A191dA / 86 /

Date

29 MAY 86 - 45480

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL By Mr W. D. Nush

I refer to the enclosed letter about the above-mentioned appeal. The informal hearing arranged to be held at the Bulbourne Em, Civic Centre on Wednesday, the 25/6/1986 at 10.00 am, has now been cancelled.

The Council are asked to try to bring this cancellation to the notice of people who may have taken note of the arrangements previously made.

Yours faithfully

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PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref.				Ack.	
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
		☒			
Received				- 2 JUN 1986	
Comments					

CHIEF EXECUTIVE OFFICER	
2 JUN 1986	
File Ref.	
Refer to	 CPO
Cleared	

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