

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To

Sowmac Investments Ltd
Pheasant Copse
Pangbourne
RG8 8JU

Messrs Telford & Partners
Pinewood
Pangbourne
Berks RG8 8JU

Industrial Buildings and Ancillary Offices

at Units 8, 9, 10 & 11 Tring Ind. Est.
Upper Icknield Way, Tring.

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 31.5.88. and received with sufficient particulars on 2.6.88. and shown on the plan(s) accompanying such application.

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

1. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.
2. The proposal to site factory premises only some 6-8 m away from houses is likely to result in noise and disturbance to local residents and a general loss of amenity.
3. There are inadequate proposals for landscape and boundary treatment of the site and there is insufficient space within the layout to provide adequate boundary treatment.

Dated 8th day of September 1988

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.

floor southern elevation, there may be problems of overlooking the properties in Weavers Road. Unit 8 is in close proximity to the houses in Weavers Road distances varying between 6-8 m and will thus be oppressive and overbearing, particularly when bearing in mind the different ground levels. Residents are also likely to suffer from noise and disturbance. Car parking provision on the application site is insufficient to meet district Plan parking guidelines. Parking arrangements on this estate are generally somewhat haphazard and I believe some of the parking spaces included in this application were originally designed for the occupiers of other existing units. There is an apparent shortfall of at least 92 spaces within the application site and this is totally unacceptable. No detailed landscape proposals have been included in the application and the layout does not make any significant space available for planting. In view of the sensitive relationship of the proposal to the nearby houses firm landscape proposals should be included in any application.

RECOMMENDATION

✓ That planning permission be REFUSED (on form DC4) for the following reasons:

1. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.
2. The proposal to site factory premises only some 6-8 m away from houses is likely to result in noise and disturbance to local residents and a general loss of amenity.
3. There are inadequate proposals for landscape and boundary treatment of the site and there is insufficient space within the layout to provide adequate boundary treatment.

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