

4/1049/79

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To D.F. Wilson Esq.,
Greenfield,
Green Lane,
Markyate,
Herts.

T. Buckell Esq.,
H.G. Designs,
80 High Street,
Markyate,
Herts.

Extensions to bungalow and cattery and new stable
block - Outline
at Greenfield, Green Lane, Markyate

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 21st May 1979 and received with sufficient particulars on 25th July 1979 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 lies within an area without notation, subject to Metropolitan Green Belt policies, on the approved County Development Plan and is similarly defined in the non-statutory policy statement "Hertfordshire 1981" where it is the policy of the Local Planning Authorities not to permit development unless it is essential for agriculture or other genuine Green Belt purposes, or unless there is some quite outstanding reason why permission should be granted. No such need or special circumstance are apparent in this case. Furthermore, the proposed development does not comply with Policy No. 2 of the Written Statement, County Structure Plan, which was submitted to the Secretary of State for the Environment on 5th April 1976. It is the Local Planning Authority's policy to retain a green belt extending over the whole of the rural county wherein there is a general presumption against development which will only be accepted, whether for the construction

Cont'd/.....

Dated 13th day of September 19 79

Signed.....

Designation Director of Technical Services

Reasons Cont'd.

of new buildings or the change of use or extension of existing buildings, when the development is essential in connection with agriculture or clearly needed for recreation or other use appropriate to the rural area concerned.

- 2. Policies 18 and 19 of the County Structure Plan Written Statement propose the definition of Agricultural Priority Areas and Amenity Corridors. In the former areas, the needs of farming and forestry will have priority over other activities, whilst in the latter areas priority will be given to leisure development and landscape improvement. This site lies within a proposed Agricultural Priority Area where agriculture is to be encouraged and farming will have priority over other activities. In the opinion of the Local Planning Authorities the proposed development would not accord with these aims and is therefore** NOTE **in conflict with the policy.**

- (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.