

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

.....

To Markyate Plant Limited,
Watling Street,
Friars Wash,
Flamstead,
Herts.

R.J. Blyth Esq., A.I.A.S.,
92 Hastings Street,
Luton,
Beds.

Transport Drivers Accommodation, Parking, New Road
and Access
at Watling Street Garage, Friars Wash, Flamstead.

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 June 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. Adequate provision cannot be made on site for the parking of vehicles in a satisfactory manner to the standard required by the local planning authority, and it is considered that the provision of 108 bed cubicles represents over-development of the site.
2. The construction and use of a link road between Old Watling Street and the A.5 trunk road in the location proposed would add unduly to the hazards of highway users on both roads, due to poor visibility, the proximity of existing dangerous junctions and the unsatisfactory connection to the existing line of Old Watling Street, and would be harmful to the amenity of the area by reason of loss of trees and visual intrusion resulting from the difference in levels between the two roads.

Cont'd/.....

Dated **13th** day of **September** 19 **79**

Signed

Designation **Director of Technical Services**

Reasons Cont'd.

- 3. No provision is made on the plans as submitted for the passage of farm traffic from the access to Hill and Coles Farm to the severed section of Old Watling Street. Without such provision, the closure of Old Watling Street as proposed would be likely to result in an interruption in the free flow of traffic on the A.5 trunk road by reason of the increase in farm traffic to and from Hill and Coles Farm.**
- 4. The parking facilities within the site are inadequate which would cause difficulties in manoeuvring vehicles and interference with the safety and free flow of traffic on the trunk road.**
- 5. Access arrangements into the site are inadequate for heavy lorries.**

NOTE

Cont'd/.....

- (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.

4/1051/79 Reasons Cont'd. .

6. Insufficient information is available to assess the proper circulation of traffic in relation to the filling station.
7. The design of the proposed motel by reason of its cluttered, unresolved elevational treatment would be detrimental to the visual amenities of the area.

13th September 1979

Signed. 

Designation Director of Technical Services.