

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



AMA DESIGN
29 HUNTINGDON CRESCENT
BLETCHLEY
MILTON KEYNES
BUCKS
MK3 5NT

M6 GROUP
ELM GRANGE
PULFORD
CHESTER
CH4 9DG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01110/98/OUT

**EX. COPPER KETTLE RESTAURANT SITE, WATLING STREET, FLAMSTEAD,
HERTS
30 BEDROOM MOTEL WITH PARKING**

Your application for outline planning permission dated 24 June 1998 and received on 26 June 1998 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'David Webb'.

Development Control Manager

Date of Decision: 03 September 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01110/98/OUT

Date of Decision: 03 September 1998

1. **The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The proposed development is inappropriate in the Green Belt and exceptional circumstances would need to be proved to warrant an exception to this policy. There are no very special circumstances to justify an exception to Government or Development Plan Policies.**
2. **The proposed development would be a substantial urban intrusion into the generally open landscape and would be contrary to the purposes of including land in the Green Belt.**
3. **The formation of a new access would create additional slowing down and turning movements on the A5 trunk road, where vehicle speeds are high.**
4. **The creation of a new point of access on the A5 trunk road would contradict the Government's policy of restricting access on 'Core Trunk roads'.**
5. **The applicant does not control the land required to supply the correct visibility splays.**



The Planning Inspectorate

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Ms J Foulsham
Dacorum Borough Council
Planning Department
Civic Centre
Hemel Hempstead
HERTS, HP1 1HH

Your Ref: 4/00625/99 OUT Appeal Staff
(4/01116/98 OUT)
Our Ref:
APP/A1910/A/99/1018958

11 March 1999

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY M6 GROUP
SITE AT EX. COPPER KETTLE RESTAURANT, WATLING STREET,
FLAMSTEAD, HERTS**

I am writing to tell you that the appeal reference number APP/A1910/A/99/1018958 has been withdrawn and we will be taking no further action on it.

Yours faithfully

Margaret Reed
Mrs M Reed
208B

PLANNING DEPARTMENT		
DACORUM BOROUGH COUNCIL		
DATE	FILE	BY
	4K	
15 MAY 1999		
Comments		