

# Planning Inspectorate

### Department of the Environment

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GTN

Your reference 4/111/89 CHEF PLANTING OFFICED

CHIEF-EXECUTIVE

DACORUM BC CIVIC CENTRE

HEMEL HEMPSTEAD HERTS. HP1 1HH

Date

Our reference A1910/A 89 137576

Dear Sir()/Madam,

TOWN AND COUNTY PLANNING ACT APPEAL BY: CREST ( Folly RE: SITE AT SVOSian Footpath, Kings lang

I refer to our letter of 22<sup>Nd</sup> NoV about the above appeal. The local inquiry arranged for Tres day, the 22 May 1994 has now been cancelled because ras been withdrawn.

Please bring this cancellation to the notice of anyone who may have taken note of the arrangements previously We would recommend that any notice of the inquiry posted on or near the appeal site should be overstamped to show that it has been cancelled.

No further action will

\*Mou will be contacted again make fresh arrangements Problem inquiry

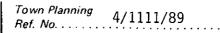
Yours faithfully.

2 2 DEC 1385 TRABBANCO

313/89 \* Delete as necessa Comments

HMSO Btl 051881/2

#### TOWN & COUNTRY PLANNING ACTS, 1971 and 1972





## DACORUM BOROUGH COUNCIL

To	Crest Hote	els Limited	
	Malthouse	Walk	
	Banbury		
	Oxon	0X16 8NI	

The Bell Slater Partnership 287 Upper Richmond Road Putney London SW15 6JP

	Erection of 120 bedroom hotel, car parking and associated	
	leisure facilities	_
at	Trout Lake Bungalow, Station Footpath, Kings Langley	Br de an
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ription location oposed lopment.

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 developmen 26 June 1989	nt proposed by you in your application dated
27 June 1989	and received with sufficient particulars on and shown on the plan(s) accompanying such
application.	

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

- The site is within the Metropolitan Green Belt on the adopted Dacorum District 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. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
- The proposal is contrary to the provisions of Policies 77 and 78 of the Dacorum District Plan which indicates the designated use of the site as Open Space.

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Dated	day of		المسايا الما

Chief Planning Officer

#### NOTE

- If the applicant is aggrieved by the decision of the local 1. 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 (Appeals must be made on a form receipt of this notice. obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 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.
- 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 \$.169 of the Town and Country Planning Act 1971.

7.

## PLANNING APPLICATION NO: 4/1111/89

#### Reasons Continued:-

- The proposed development will generate additional traffic using the A41 trunk road junction, and this will be detrimental to the safety and free flow of traffic on the trunk road. Although a roundabout is provided at this junction, the present layout will not be able to accommodate safely the additional traffic generated by this proposal.
- In the opinion of the local planning authority, the level of car parking to be provided is inadequate to serve the size of hotel and conference facilities that are proposed for this site.
- The proposal represents an overdevelopment of the site resulting in inadequate space to provide the substantial landscaping required for such a large scale building.

Dated Seventh day of

September

1989

Signed:

Designation: CHIEF PLANNING OFFICER