

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Messrs. L. Cura and Sons,
Water End,
Hemel Hempstead,
Herts.

Messrs. F. Johnson and Partners,
39A High Street,
Hemel Hempstead,
Herts.

Use of land for the display and sale of ornamental
cold water fish and associated sundries
at ... land between Pumping Station and Electricity Station,
Leighton Buzzard Road, Hemel Hempstead.

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
16th August 1979 and received with sufficient particulars on
20th August 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 of Great Landscape Value and is also subject to Green Belt policies where there is a general presumption against development which will only be accepted, whether for the construction 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. No such need or special circumstances are apparent in this case. Furthermore one of the objectives of the County Structure Plan is to promote agriculture and this proposal is unacceptable in that it would involve the loss of agricultural land from its present use.
2. This full application is unacceptable as submitted as insufficient detail has been provided for proper assessment of the highway implications of the development. The potential of such development could easily give rise to conditions prejudicial to highway safety.

Dated 4th day of October 19 79

Signed



Designation Director of Technical Services

NOTE

- (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.



Department of the Environment

Room 11/106

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Switchboard 0272-218811

In Derby
already noted
file only.

Director of Technical Services

Gaconn & Co.

Cinc Centre

Hemel Hempstead

Herts.

Your reference

Our reference

APP 5252 /A/80/4330

Date

TECHNICAL SERVICES DEPT 23 JUN 1980

PLANNING SECTION

Dear Sir

24 JUN 1980

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL BY

FILE No.

L. CURA & SONS

I refer to a request from Messrs Wm. F. Johnson & Ptnrs

about the above-mentioned appeal. The local inquiry arranged to be held at the Cinc Centre Hemel Hempstead

on Thurs day, the 26 June 1980, at 10.00 am, has now been cancelled.

You are asked to try to bring this cancellation to the notice of people who may have taken note of the arrangements previously made. In this connection the Department recommends that any notice of the inquiry previously arranged that has been posted on or near the appeal site or in any public place should be over stamped in some way to show that the inquiry has been cancelled.

N.B.

The appeal has been withdrawn therefore, no further action will be taken on it.

TCP 208G/75

Btl 17149/6/9 5m 2/78 TCL

The Owner/Occupier,

317

Hemel Hempstead,
Herts.

Mr.J.Knapp

T.404/BEH/
4/1210/79

23rd June, 1980

Dear Sir/Madam,

Town & Country Planning Act 1971
Appeal by L. Cura & Sons
concerning use of land for display and
sale of ornamental fish at
Leighton Buzzard Road, Hemel Hempstead.

I refer to my letter of 3rd June on the
above subject and would inform you that, as the
appeal against refusal of planning permission has
now been withdrawn, the Public Inquiry scheduled
for 26th June will not now take place.

Yours faithfully,



Director of Technical Services