

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Unigate Properties Ltd.,
40/42 Gato Road,
GUILDFORD,
Surrey.
GU1 4AG.

Mr. J. A. Whilling,
40/42 Gato Road,
GUILDFORD,
Surrey.

Extension of 718 Distribution Centre,
at Milloll Farm, Kettlewell, Cam.

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 8th November, 1977, and received with sufficient particulars on 11th November, 1977, and shown on the plan(s) accompanying such application.

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

The proposal would constitute an unjustifiable encroachment of development in an area of Great Landscape Value on the approved County Development Plan where green belt policies apply and which is beyond the limits designated for further development on the Ring Town Plan.

Dated 5th day of January, 1978.

Signed [Signature]
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
Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218
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Monday
Team 2
So where does this get us??

The Director of Technical Services
Dacorum District Council
Civic Centre
HEMEL HEMPSTEAD
Herts
HP1 1UE

Your reference
T.411/MMG/4/1212/77
Our reference
APP/5252/A/78/3268
Date

see me please
X

24 October 1978

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971
APPEAL BY UNIGATE PROPERTIES LIMITED
CONCERNING THE MILK DISTRIBUTION DEPOT, ICKNIELD WAY, TRING

1. I refer to the above appeal and your letter of 13 September.
2. The Department has considered your comments in the above letter, but is still of the opinion that had planning permission been granted as a result of this appeal no further application would have been required for the provision of a septic tank.
3. With regard to the two other appeals you have referred to in the above letter, the development proposed in both was the stationing of a caravan and I would advise you that even in cases of this kind we have to consider each case carefully on its merits to ensure that the application can reasonably be treated on a change of use basis only.

Yours faithfully

S. G. Hopkinson
S. G. HOPKINSON

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| TECHNICAL SERVICES DEPT. | |
| PLANNING SECTION | |
| <i>GD</i> | 27 OCT 1978 |
| FILE No. | DATE |