

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To

Harefield Development Co. Ltd.,
Bell Farm,
Wexham Street,
Slough,
Bucks.

Poultry preparation unit (outline)

at Poultry Farm, Shantock Hall Lane,
Bovingdon, Herts.

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 undated and received with sufficient particulars on 29 August 1986 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 proposed poultry preparation unit and its use for processing poultry brought into the site from elsewhere, is of an essentially industrial character. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan wherein uses of an industrial nature will not normally be permitted.
2. The proposal is likely to result in an increase in traffic in Shantock Hall Lane and surrounding lanes to the detriment of the quiet rural character of the area.

Dated sixteenth day of October 19 86 ..

Signed.....

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

NOTE

1. 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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.
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.
3. 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 s.169 of the Town and Country Planning Act 1971.



DEPARTMENT OF THE ENVIRONMENT

Room 15/12

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 696

Switchboard 0272-218911

GTN 2074

Mr S Taylor
Rafferty Buckland
PO Box 1
30 High Street
HIGH WYCOMBE
Bucks HP11 2AQ

Your reference

ST/CN/258/86

Our reference

APP/A1910/A/86/61698

Date

3rd August 1987

Dear Mr Taylor

TOWN AND COUNTRY PLANNING ACT 1971
APPEAL BY HAREFIELD DEVELOPMENT COMPANY LIMITED

4/12/86

1. Thank you for your letter of 16 June 1987.
2. Unfortunately, we cannot agree to your suggestion that the application now be advertised under Section 26 of the 1971 Act, which clearly states that the advertisement must be made before the application is submitted. Therefore, I regret that the Secretary of State cannot entertain your clients appeal, as it falls within Article 3 of the General Development Order and is one which Section 26 of the Town and Country Planning Act 1971 applies.
3. The appellant is of course able to submit a fresh application to the local planning authority, after first advertising under Section 26.

Yours sincerely

AJR

A J ROFFEY

cc. Dacorum Borough Council

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref.				Ack.	
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
		✓			
Received				- 4 AUG 1987	
Comments				TJ	

21462

CHIEF EXECUTIVE OFFICER	
4 AUG 1987	
File Ref.
Refer to	204/8
Cleared