

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Sparrows Herne Development Ltd
42/44 Alma Street
Luton
Beds LU1 2PL

Anthony Evans & Co Ltd
31 Cardiff Road
Luton
Beds LU1 1PP

Use of land for growing trees and other plans in
association with landscape business and erection
of office, tool shed and garage
at Land adjoining 'The Lodge', Luton Road, Markyate

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 5 August 1987 and received with sufficient particulars on 6 August 1987 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 rural area beyond the Green Belt on the Dacorum District Plan where permission will only be given for development or other essential uses appropriate to a rural area or small scale facilities for participatory sport or recreation. The local planning authority does not consider that the provision of the proposed vehicle parking area and garage facility would be essential for the envisaged use of the land for horticultural purposes.

Dated 10 day of September 1987

Signed

Chief Planning Officer

SEE NOTES OVERLEAF

P/D.15

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.

Location of Appeal Site land adjoining The Lodge, Luton Road, Marryate.

Appellant Sparrows Herne Development Ltd. L.A. Ref. No. 4/1219/87

Appellants Agent Clifford W. & R.C. Shrimplin Secretary's Ref.

Proposal Use of land for growing trees & other plants in association with landscape business & erection of office, tool shed & garage. D.o.E. Ref. APP/A1910/A188/088378

Date of Decision/ Service of Enforcement Notice	10.9.88	
Date Appeal lodged with D.o.E.	26.2.88.	(within 6 months)
Date of receipt of Notice of Appeal by C.P.O.	4.3.88	
Date Secretary notified of receipt of Appeal		
Date of return of questionnaire to D.o.E.	7.4.88.	(within 14 days)
Notification of Public Inquiry/Written Representations		
Date persons notified of Appeal		(min.28 days before P.I.)
Date statement sent to (a) D.o.E.		(min.28 days before P.I.)
(b) Appellant		
(c) Secretary		
Date Plans sent to: (a) D.o.E.		(min.28 days before P.I.)
(b) Appellant		
(c) Secretary		
Date list of persons notified of Appeal sent to: (a) D.o.E.		(min.28 days from P.I.)
(b) Appellant		
(c) Secretary		
Date/Time of Site Inspection (Written Representations)		
Confirm date, time, location of Public Inquiry		
Date Secretary notified of date etc. of Public Inquiry		
Date Committee Room/Hall booked		
Date Display Notice received by C.P.O.		
Date Display Notice on Appeal Site if required		(min.28 days from P.I.)
Date proof of Evidence sent to Secretary		

Decision ALLOWED/DISMISSED/QUASHED

Date:

Date received by C.P.O.

Date Secretary notified

Date Reported to D.C. Committee

WITHDRAWN

High Court