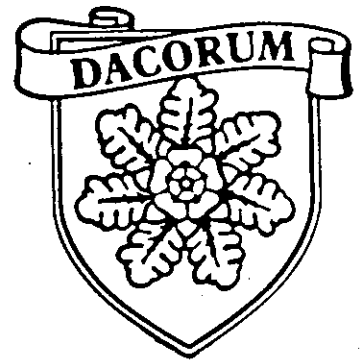


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1239/91

Hintonhurst Ltd
22 North 14th Street
Central Milton Keynes
MK9 3ND

Geoffrey V. Bunyan
Wellside
Newton Road
Stoke Hammond
Buckinghamshire
MK17 9DE

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land At Dundale r/o Nathaniel Walk & Elm Tree Walk, Tring
RESIDENTIAL DEVELOPMENT (OUTLINE) DUPLICATE APPLICATION

Your application for *outline planning permission* dated 04.09.1991 and received on 09.09.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 14.05.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1239/91

Date of Decision: 14.05.1992



1. There is a severe deficiency in public open space within Tring. "Dundale" is allocated for public open space purposes in the Dacorum District Plan, and as a leisure space in the Dacorum Borough Local Plan Deposit Draft, and forms an important undeveloped area on the edge of Tring. In the absence of any overriding need for further residential development or any specific justification for the release of this land, the site should remain as undeveloped land.
2. The proposed development would be visually intrusive and would have a severely detrimental effect on the site's unique natural features, including flora and fauna, and the secluded atmosphere of the site would be destroyed. Given the existing constraints of trees, sewers and the requirements to provide a satisfactory access road, the application site is of insufficient size to accommodate 23 houses, parking and amenity space.