

TOWN PLANNING REGISTER SHEET

ADDRESS/LOCATION OF SITE Land at Friendless Lane/Cheverells Green, Markyate.	TOWN PLANNING REF. NO. 4/1281/83E	
	LOCAL AUTH. BLD. REGN. OR OTHER REF. NO:	
	DATE OF COMMENCEMENT OF DEVELOPMENT PERIOD Appeal Lodged 12.9.83	
LOCAL AUTHORITY NAME Lacorum District Council	DATE OF COMMENCEMENT OF DEVELOPMENT PERIOD	
PARISH NAME: Markyate	DATE OF DECISION:	
DESCRIPTION OF PROPOSED DEVELOPMENT Appeal Against Enforcement	DECISION:	
	DIRECTIONS Dept. of Env't. County Plan. Auth. County High. Auth.	
	DATE OF APPEAL DECISION: 2.5.84	
	APPEAL DECISION: DISMISSED.	
	O.S. SHEET NO: 464 NAT. GRID REF. TL0550015700	
NAME AND ADDRESS OF APPLICANT: E.W. Tomblin & Sons Ltd., Ver House, London Road, Markyate, Herts. AL3 8JP.	ROAD CLASS: N.P.II	
	PREVIOUS APPLICATIONS ON SAME SITE: 1037/82EU 0812/80 0540/78	
NAME AND ADDRESS OF AGENT:		

1281/83E



**Department of the Environment and
Department of Transport**

Common Services

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CHIEF EXECUTIVE

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Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 88 AND SCHEDULE 9
LOCAL GOVERNMENT AND PLANNING (AMENDMENT) ACT 1981
APPEAL BY E W TOMBLIN AND SONS LIMITED
LAND AT THE JUNCTION OF FRIENDLESS LANE AND CHEVERELLS GREEN, MARKYATE

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal. This appeal is against an enforcement notice issued by the Dacorum District Council concerning the above land. I held an inquiry into the appeal on 13 March 1984.

2. (a) The date of the notice is 16 August 1983.

(b) The breach of planning control alleged in the notice is the unauthorised making of a material change in the use of the land edged red on the plan attached to the notice, except the part shown hatched blue thereon, to use as a tip.

(c) The requirements of the notice are to cease the use of the land as a tip, and level and grade tipped material to give a flat surface as close in level to the original ground level as possible with top soil finishing to a minimum depth of 12 ins.

(d) The period for compliance with the notice is 6 months.

(e) The appeal was made on grounds 88(2)(e) and (g).

3. The evidence was taken on oath.

SUMMARY OF THE DECISION

4. The formal decision is set out in paragraph 46 below. The notice, subject to variation of the requirements, is being upheld and planning permission on the deemed application is not being granted.

THE SITE AND SURROUNDINGS

5. The site is to the south of and entered from Friendless Lane. On its west side it has a frontage to Pickford Road. On its east side it excludes an area shown hatched blue on the enforcement notice plan but nevertheless appearing

physically as part of the site. Boundaries of the land as a whole are marked by hedgerows and trees. The land contains numerous mounds and other signs of tipping, and at the time of the inquiry was largely overgrown. To its south is a public footpath, beyond which is Gilvers, a dwelling of substantial size; to its east is an open field; across the lane to its north is Little Cheverells, another dwelling; and across Pickford Road to its west is a former school building, now in residential use, on either side of which is open land.

UNDISPUTED FACTS

6. Your client company, a building firm, purchased the site together with the excluded area in November 1962. The land contained a pond in the excluded area.
7. On 22 January 1965 an appeal against refusal to permit the erection of a house and garage on the southern half of the land was dismissed. In the report on the appeal inquiry held on 9 December 1964, it was stated in the site description that what are now the appeal site and the excluded area was then a field, reasonably level and covered with rough grass, and that on the eastern side mainly in the northern part tipping had taken place, including the dumping of old car bodies. The Planning Authority were reported as saying that the land was unused but along the eastern side unauthorised tipping, including old car bodies, had taken place, but perhaps not actually on the then site itself.
8. On 15 February 1983 an Established Use Certificate was issued by the County Council, certifying that use of the land excluded from the present appeal site and hatched blue on the enforcement notice plan for a tip for hardcore and top soil in connection with a building business was on 23 August 1982 established within the meaning of paragraph (a) of section 94(1) of the 1971 Act. In a covering letter the County Planning Officer stated that as the pond was then filled, any further tipping would be a change of use requiring planning permission.

YOUR CLIENTS' CASE

The material points are:-

9. The evidence of Mr David Tomblin is that he has been working in the firm since 1957, and knows the site well, having been at the school opposite from 1940 to 1949 before the building's conversion for residential use. He clearly remembers the pond, and recalls that there were in addition at least 2 depressions in the ground, the larger being at the southern end of the site and always containing some water. As far as he can recollect, the size of the larger depression was about 150 ft by 60 ft by 5 ft deep, while the smaller was about 10 ft in diameter and about 3 ft 6 ins deep. He has indicated their positions on a plan (Plan B), the pond marked A and B, the larger depression C and the smaller depression D.
10. He states that in July or August 1963 he was involved in building work at the school opposite to convert it to 3 dwellings. The appeal site together with the pond was used as a tip for the resulting rubbish. They started by filling the pond, since they were using a 4-ton lorry, and the entrance to the land was such that the lorry could not get far into the site until the pond had been filled. By then the pond was already partly filled with rubbish and there was also rubbish in depressions C and D, although he cannot now remember the exact nature or quantity of the rubbish in them.
11. He states that, having quite quickly filled in the pond with hardcore and general building rubbish from the school and other building sites, and then having

access available to the rest of the site, they continued to tip the same sort of rubbish in depression D. By the time of the advent of frosty weather in November, or December 1963, which improved the surface of the land, they were able to tip the rubbish in depression C.

12. He states that, although it is now difficult to remember the dates of events, he is quite certain that tipping had taken place at any rate in the pond areas A and B and depressions C and D by the end of 1963. Although it is quite possible and indeed probable that tipping took place on other parts of the site, he has no positive recollection of it occurring. A smaller lorry than their 4-tonner could have had access to the whole site before the pond was filled in, and such a lorry was acquired by them from A R Bates Ltd, a firm which they took over and which had previously done much work for the Sebright Estate, the former owners of the land.

13. He states that since the end of 1963 tipping has taken place periodically on the land. The amount at any one time has varied, being sometimes intensive and at other times intermittent. In 1976 top soil was tipped in heaps on the land. During the last 4 years tipping has occurred only once, in April 1982, when timber was removed from a house in Markyate, taken to the site, and subsequently burnt there.

14. He states that, although they accepted the Established Use Certificate, they did not realise its full implications, and now regret not having challenged it. In his affidavit at that time he directed his mind to the pond, because he was advised to single out an area where he knew tipping had taken place in 1963; in the final paragraph of his affidavit he was referring to the whole site as being used periodically for tipping and the disposal of building refuse.

15. The evidence of Mr Coote is that he has lived locally all his life and for about 40 years has been familiar with the site, known to him as Walnut Tree Meadow because of the walnut trees which used to grow there. When he first knew the site, there was, in addition to the pond in areas A and B and the 2 depressions in areas C and D, quite a large depression in the north-western part, shown as E on the plan, on the edge of which he remembers a walnut tree growing.

16. He states that he owned his first dog in 1961. In that year or the next he went to work for Vauxhall Motors in Luton. He worked a night shift and used to go rabbiting with his dog in the early morning on his return from work. He can remember rabbiting in Walnut Tree Meadow at that time; the tipping of rubbish was then taking place on the land, and the pond area A and B was being filled in. He stopped working for Vauxhall Motors in about 1965.

17. He states that he can remember visiting Walnut Tree Meadow in the very cold winter of 1962-63. There was rubbish in the pond at that time, and also some elsewhere on the site, mainly in the depressions. Most of the tipping had taken place in the pond, but there were a few barrowfuls of rubbish elsewhere on the site. Because of his habit of visiting the meadow in the early morning or at weekends, he did not see who was tipping there, but he remembers that some of the rubbish was builders' rubbish.

18. He states that in his affidavit in connection with the Established Use Certificate application he refers to October 1963 as the time when he first owned a dog. He has since checked, and has found that the year was 1961. He mentioned the pond in his affidavit because that was the feature which he most clearly remembered.

19. The evidence of Mr Harrison is that he has been employed by your client company for 11 years, for the first few years of which he worked as a lorry driver. At various times while working as a driver he tipped on the Walnut Tree Meadow land,

sometimes 2 or 3 times a day, sometimes once a week, and sometimes even once a month, depending on the nature of the building work on hand at the time. Although on certain occasions he tipped top soil, such tipping was mainly done by sub-contractors' lorries.

20. The evidence of Mr Watson is that he has worked as a carpenter for your client company for nearly 30 years. He worked on the school alterations in 1963 and helped to demolish some walls, the rubble being loaded and taken by lorry across to Tree Walnut Meadow and tipped there.

21. The evidence of Mr Cope is that he was formerly a sub-contractor, doing quite a lot of work for your client company for 7 to 8 years up to 4 years ago. He is familiar with the Walnut Tree Meadow site, and in 1976 supplied machinery to level it. He would say that it was used as a tip before that, since it contained sub-soil, builders' debris, and top soil.

22. The evidence of Mr Douglas Tomblin is that he has been working in the firm since 1968. He knows the site well, and can state that tipping on it has taken place since 1963 at times and at an intensity to suit the needs of the company. He recalls tipping taking place in 1963; his father had bought the land with the intention of building 2 houses on it as soon as planning permission could be obtained. In 1976 the land was levelled to accommodate the tipping of the top soil which is now there. The photographs taken on 9 December 1982 show operations in progress to facilitate access to the site, since it was intended at that time to make more space available for tipping to continue. But no further tipping took place because of events and advice following the complaint to the Council by Mr Wilson of Little Cheverells.

23. He states that the requirement to spread top soil to a minimum depth of 12 ins is excessive. The depth is greater than the general depth of top soil in the locality. A depth of 8 ins would be more in line with depths elsewhere.

24. The evidence set out above shows that tipping took place on areas A, B, C, D and E and possibly elsewhere on the site before 1964, and has continued on the site since then. The height of the 5 areas has not been raised above the level of the land adjoining the site, and no material change of use as defined in section 22(3) (b) of the 1971 Act has occurred. The areas should be excluded from the enforcement notice.

25. The site is well screened and has been used for tipping for a long time without objection being taken to the use. Retrospective planning permission could be granted for the tipping which has taken place, with a condition requiring any debris to be cleared up.

26. The requirements of the notice are excessive. A top soil depth of 12 ins is too much, and most of the tipping occurred so long ago that it is unfair now to require ameliorative measures to be taken. Tipping is a material change of use rather than an operation only because of the provisions of the 1971 Act. In practice it is an operation, and enforcement action against tipping which has taken place more than 4 years ago is harsh and burdensome and offends against the doctrine of delay. If the effects of the tipping on the site were thought to be damaging, enforcement action should have been taken during the 4-year period. The existing tipping would not be detrimental if some clearing up were done. The top soil should be allowed to remain where at present tipped and to be sold off if desired. The site in effect is a well screened nature reserve, and the requirement to level, grade and finish it with top soil to a minimum depth of 12 ins is not only onerous but pointless.

THE COUNCIL'S CASE

The material points are:-

27. Although it is likely that the County Council would have included areas B, C, D and E in the land to which the Established Use Certificate relates if they had been satisfied that the areas had been used for tipping before 1964, the evidence as to what happened on those areas in 1963 is not conclusive. The inevitable inaccuracy of memories after such a length of time is illustrated by the evidence of Mr Coote, who said in his 1982 affidavit that he first owned a dog in 1963, whereas he now says that the year was 1961. Mr Coote concedes that the 'few burrow-fuls of rubbish elsewhere on the site', to which he has referred, could have been the result of casual tipping. There was clearly some rubbish being dumped on the site before 1964, but it is not certain whether it represented fly tipping, occasional dumping by your client company, or preparatory works undertaken in the hope that residential development would be allowed.
28. Between 1954 and 1980 8 planning applications for various forms of residential development on the whole or parts of the site were submitted. In 1954 the existing use of the land was described as "agricultural", in 1957 as "orchard and poor agricultural land and site of pond", in 1964 as "vacant land", in 1965 as "disused" with a note on the associated plan saying "depression to be filled" (the depression being the pond area), in 1968 as "vacant land", in 1968 as "has been used spasmodically as a builders' tip", in 1975 as "paddock", in 1978 as "waste land", and in 1980 as "vacant land".
29. An established use has been shown only in respect of the pond. The evidence is not sufficient or compelling enough to warrant acceptance of an established use in respect of other parts of the site. Furthermore the use of the land for tipping has been so intermittent as to be not continuous in the terms of the Act. From 1976 to 1982 there were only 2 occurrences of tipping of which clear evidence has been given.
30. Notwithstanding any tipping which may have taken place in the depressions before 1964, further tipping has taken place which has raised the level of the ground above the 1963 level. A survey carried out by the District Council on 8 November 1982 showed the heaps on the site to be between 0.7 m and 1.5 m above the level of the road surface outside the entrance to the site (Plan D). The further tipping represents a material change of use under section 22(3)(b) of the Act and is subject to the terms of the enforcement notice.
31. On planning merits use of the site as a tip is contrary to the provisions of the Structure Plan with regard to tipping. The provisions were strengthened by a resolution of the County Planning Committee in 1982 that applications for the disposal of waste material on open land should only be permitted where significant agricultural or land drainage improvements or landscape enhancement would result.
32. The site is within the Chilterns Area of Outstanding Natural Beauty, and in the Local Plan is shown to be in a rural area beyond the outer boundary of the Metropolitan Green Belt and within an Agricultural Priority Area. Use of it as a tip conflicts with Structure Plan Policy 21 and Local Plan Policies 2, 9 and 23. Continued use for that purpose would be particularly harmful to the landscape and environment of the area. The character and natural habitats of the rural locality would be seriously affected, the trees and hedgerows surrounding the site would be at risk, and further tipping would prevent a satisfactory long-term use of the land. Furthermore, the proximity of residential properties and the rural nature of the access roads are additional reasons for regarding the use as objectionable and unacceptable.

33. Of the 8 applications for residential development 7 were refused, one was withdrawn, and 2 appeals were dismissed. The reasons for the development being unacceptable must apply with even greater force to use as a tip.

34. It is unacceptable to argue that it is not reasonable to enforce against tipping which has taken place more than 4 years ago. The Act, passed by Parliament, provides otherwise.

35. In May 1983 your clients informed the District Council that approximately 75% of the tipped material on the site was top soil, and that in their opinion it was possible to spread and level the tipped material across the site so that the final layer consisted of top soil. The Council then took the view that, since the purpose of the enforcement action was to prevent further tipping on the site and to improve its appearance, it would be unreasonable to require all the deposited material to be removed. Accordingly the requirements as stated in the notice were decided upon.

36. Substantial improvement could be achieved by levelling the tipped material and seeding it with grass, so that it could be used for grazing or forestry purposes, both of which uses would be compatible with the site's rural location. If the site were not levelled and planted, its appearance would continue to be harmful to the visual amenity of the area, and there would also be the risk that it would attract fly tipping.

37. The importation of additional top soil to raise the final layer to 12 ins would not be acceptable, because no further increase in the height of the land is desirable and use of the local rural roads by heavy lorries should not be encouraged. The aim is to have sufficient top soil to enable vegetation to grow, and with this end in view it is suggested that in the requirements of the notice the words "with top soil presently available on the site being spread to form the final layer" should be substituted for the words "with top soil finishing to a depth of 12 ins".

MR HUMBERT'S CASE

38. He states that in 1962 he was agent to the Sebright Estate and was involved in the sale of the site to your client company. Up to the time of the sale he had control over the site, and does not think that A R Bates Ltd would have had access to the site, because he would not have permitted it. He does not believe that they would have tipped on the site without his knowledge.

CONCLUSIONS

39. On the evidence I am prepared to accept that tipping occurred before the beginning of 1964 in the areas referred to as B, C and D, as well as in the pond area A. I do not consider the evidence sufficient to show that it occurred to any material extent in area E or elsewhere on the site. There is no dispute that it has occurred after the beginning of 1964 both in areas B, C, D and E and elsewhere. The depressions, though no longer discernible, seem likely to have been shallow and with shelving sides, and it appears to me that it would have been difficult for any substantial amounts of tipping after the first deposits not to have extended the superficial areas of the deposits. Although for your clients it is claimed that the height of areas B, C, D and E has not been raised above the level of the land adjoining the site, I accept that subsequent tipping has raised levels in at least parts of areas B, C, D and E and elsewhere on the site to heights above the

level of the land adjoining the site. The survey plan shows a level 1.01 m above the adjacent road level in the approximate position of area B, a level 0.79 m above the road level in the approximate position of area C, a level 1.17 m above the road level in the approximate position of area D, and a level 1.35 m above the road level in the approximate position of area E.

40. Whilst the deposit of waste materials which occurred before the beginning of 1964 is immune from enforcement action, it nevertheless involved a material change of use of the land in each of the areas B, C and D, or changes of use if any deposit after the first deposit extended the superficial area of the deposit or raised the level above that of the land adjoining the site. Further tipping has occurred since the beginning of 1964 which must have extended the superficial areas of the pre-1964 deposits, and at least in places has raised the heights of the deposits above the level of the land adjoining the site. Waste materials have also been deposited elsewhere on the site since the beginning of 1964.

41. At no time has planning permission for the tipping been granted. I take the view that on each occasion when waste materials have been deposited either in a new part of the site, or in a part already containing such materials if the superficial area of the deposit has been thereby extended or the height raised above the level of the land adjoining the site, a breach of planning control has occurred. Such breaches have occurred since the beginning of 1964 and affect the majority if not the whole of the site, and I consider that the enforcement notice adequately describes the breaches which have occurred. The appeal therefore fails on ground (e).

42. On planning merits it appears to me that the main issue is the effect of the tipping on the appearance and character of the area. The area is an attractive, rural one which I am satisfied should be kept as unspoilt as possible. I am of the opinion that in this setting use of the site as a tip is most inappropriate, because, notwithstanding the existence of good natural screening on the boundaries, the appearance of tipped material is harmful to the local rural scene, and continued tipping would exclude the possibility of the site being used for a purpose compatible with the rural character of the locality. I accept that the proximity of residential properties and the rural nature of the access roads are additional reasons for concluding that the use is objectionable.

43. Although I am conscious of the convenience to your clients of their use of the site as a tip, and of the relevant advice in Circular 22/80 concerning the encouragement of business activity, there is no evidence of any particular need to use the site as a tip, and I am in no doubt that the objections to the use are sound, clear-cut and overriding. I do not propose to grant planning permission on the deemed application.

44. The variation to the requirements of the notice suggested by the Council appears to me to be sensible and reasonable. I cannot agree that the requirements so varied would be in any way excessive. I consider them the minimum necessary to remedy the situation as it now exists and to restore the land to a state in which it would be capable of use for an appropriate purpose. I do not propose to vary them except insofar as has been suggested by the Council, and the appeal fails on ground (g).

45. I have taken into account all other matters raised, but they do not affect my decision on the appeal.

FORMAL DECISION

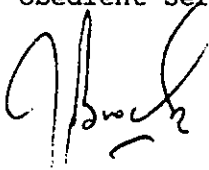
46. [For the above reasons, and in exercise of the powers transferred to me, I hereby direct that the enforcement notice be varied in Schedule 3 by deleting the

words 'with top soil finishing to a minimum depth of 12 ins' and substituting there-
for the words 'with top soil presently available on the land being spread to form
the final layer'. Subject to this variation, I dismiss the appeal against the
notice, uphold the notice, and refuse to grant planning permission on the application
deemed to have been made under section 88B(3) of the 1971 Act (as amended by the
Act of 1971).

RIGHT OF APPEAL

47. This letter is issued as the determination of the appeal before me.
Particulars of the rights of appeal against the decision to the High Court are
enclosed.

I am Gentlemen
Your obedient Servant

A handwritten signature in dark ink, appearing to read 'J Brock', is written over the typed name.

J BROCK MA (Cantab)
Inspector

ENC



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H. C. C.
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12 FEB 1981
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COUNTY PLANNING HERTFORD
13 FEB 1981
Refer S

Your reference

DRT/MH

Our reference

T/APP/5252/A/80/12306/G10

Date

11 FEB 1981

Gentlemen

APPEAL DISMISSED

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO:- 4/0812/80

1. I refer to your appeal, which I have been appointed to determine, against the decision of the Dacorum District Council, to refuse planning permission for the erection of a dwelling on land situated at the junction of Pickford Road and Friendless Lane, Cheverells Green, Markyate, Hertfordshire. I have considered the written representations made by you, by the council and by other interested persons. I inspected the site on Tuesday 30 December 1980.
2. From my inspection of the site, and from the representations received, I consider the main issue to be decided is whether or not the proposal would be detrimental to the character of the area.
3. The appeal site, roughly rectangular in shape, lies some half mile south-west from the centre of Markyate village, on the south side of Friendless Lane at the junction of Pickford Road, Cheverells Green. The site, having frontages indicated by you, of 114 m and 35 m onto Pickford Road and Friendless Lane respectively, is bounded by hedgerows and established trees. Generally the site has become derelict by the random tipping of spoil and rubble. To the north of the site is Little Cheverells, a house in large grounds, beyond which is 5 relatively modern dwellings. To the south of the site are 3 substantial houses located well back from the road, on large plots, the nearest being known as Gilvers is of relatively modern construction. Opposite the site, to the west, is open agricultural land with the exception of a group of 3 properties and a disused school building. To the east the appeal site is bounded by a paddock, understood to be attached to the garden of Gilvers. Immediately to the south of the site, and on the opposite side of Pickford Road, the area is characterised by wide grass verges.
4. In support of your appeal, it is your contention that Cheverells Green, whilst not being in the main core of Markyate, nevertheless forms the westernmost limit of the village, where infilling is indicated in the draft District Plan as being acceptable development, and the Green Belt presumption against new buildings need not apply. It is your view that, as the appeal site generally meets the criteria contained in Development Control Policy Note No 4 and the draft District Plan, the proposal should properly be considered as infilling within an established settlement, and not as an extension to an isolated group of houses, or extending the present village limits. You argue that, because the site is well screened and no trees would need to be removed, the development of a house on the appeal site, designed with the natural beauty of the area in mind, would not be harmful to the village or

surroundings, and would offer an opportunity to provide a new house in a village location, on a site which is at present derelict and has no agricultural viability.

5. The council state that the site falls within the Chiltern area of Outstanding Natural Beauty, and in the area beyond the Metropolitan Green Belt where the approved County Structure Plan policy is a strong presumption against new buildings, except for purposes of agriculture, recreation or the like, and that the preservation of the beauty of the area will be of primary importance. In addition, the appeal site lies within an area where agriculture and forestry will have priority and urban related activities will normally be restricted. It is argued that Cheverells Green is considered to be scattered development, some distance from the centre of Markyate, and therefore subject to Green Belt policies. The consistency of this attitude is supported by a number of refusals, including an appeal dismissal, for development proposals involving the appeal site. Additionally, the council are of the opinion that the site fails, on most counts, to meet the accepted criteria set down for infill sites.

6. Notwithstanding your claim that the appeal site falls within the limits of the existing development which forms the village of Markyate, I cannot agree that the site under consideration can reasonably be regarded as infill. In my opinion, the site is neither a small gap in an otherwise built-up frontage, nor is it a minor part of a whole frontage, and in addition I consider that to permit the construction of a dwelling on the site would result in further pressures for similar development and a loss to the generally open character of the area.

7. As a result of my site inspection, I have come to the conclusion that the open character of Cheverells Green, differs significantly from that which exists to the north towards Markyate village, in that the properties are set in large gardens and apart from small exceptions, are scattered and set in rural surroundings. I am therefore of the view that the council is correct in regarding Cheverells Green as being away from Markyate village, and that the development proposed for the site, should be judged within the approved policies of restraint on new buildings in a rural area beyond the Metropolitan Green Belt.

8. In my opinion, the erection of the proposed dwelling would extend the existing scattered development of Cheverells Green, and represent an undesirable intrusion into the countryside, contributing to the erosion of the pleasant rural character of the area.

9. Whilst I may agree that a dwelling on the site, screened by hedges and trees may not, in itself, be significant, its presence will inevitably attract movement of pedestrians and vehicles, thus increasing the urban activities contrary to the aims of Green Belt policies.

10. You claim no agricultural or other special circumstances in support of your appeal.

11. I have taken account of all other matters raised, including the derelict condition of the site, its planning history and your views on its agricultural value, but regret they are not of sufficient weight to alter my decision.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your appeal.

I am Gentlemen
Your obedient Servant



G S WEBB CEng MIMunE
Inspector