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TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1300/90

Whitbread & Co. PLC
Oakley Road
Leagrave
Luton
BEDS

Cliff Walsingham & Co.
242 Farnborough Road
Farnborough
Hants
GU14 7JW

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Tring Park, Tring Park/Fox Road, Wigginton

GOLF COURSE AND PRACTICE AREAS, 90 BEDROOM HOTEL AND ASSOCIATED FACILITIES

This application for *full planning permission* dated 07.09.1990 and received on 14.09.1990 was WITHDRAWN on 14.12.1990.

Director of Planning.



From the Regional Controller
(Planning)

Departments of the Environment and Transport

Eastern Regional Office (Environment)

Heron House 49-51 Goldington Road

Bedford MK40 3LL

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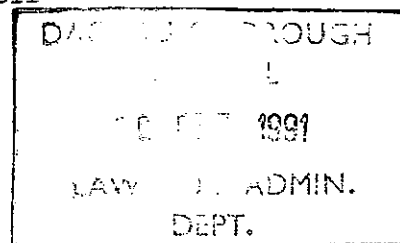
Switchboard 0234 363161

The Director of Law and Administration
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Herts
HP1 1HH

RH/AB/32/97/16/20

EL/A1910/2/8/04

19 February 1991



Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
DIRECTION UNDER ARTICLE 4 - TRING PARK, FOX ROAD, WIGGINTON, HERTFORDSHIRE

1. I am directed by the Secretary of State for the Environment to refer to your letter of 17 January 1991 seeking approval for a Direction under Article 4 of the General Development Order 1988 removing the permitted development rights in Part 2, Class A; Part 4, Class B; Part 5, Classes A and B; Part 6, Classes A, B and C; Part 7, Class A; Part 27, Class A of Schedule 2 to the said Order, in respect of land at Tring Park, Fox Road, Wigginton.
2. The Council's reasons for making the Direction have been considered and an officer of the Department has visited the site.
3. In support of the Direction, you state that the site comprises Parkland designated as Grade II in the register of Parks and Gardens of Special Historic Interest in England and that it lies in the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty. Within the Park are 5 major ecological areas and the chalk grassland represents the second largest intact area of ancient chalk downland in the County, which you expected to be designated as a Site of Special Scientific Interest shortly. The Parkland already includes 2 designated SSSI's. The Park was recently the subject of a planning application for a golf course, 90 bedroom hotel with conference and leisure facilities and related development. This was withdrawn prior to a decision being made. In view of the owner's intention to secure alternative uses for the site and to obtain income from the land you believe the Direction is required to withdraw certain permitted development rights and bring them under the Council's control. The Direction aims to prevent inappropriate development which would have a detrimental effect on the character, ecology and appearance of the Parkland.
4. It is the Secretary of State's policy to approve the withdrawal of permitted development rights which have been granted by Parliament only in exceptional circumstances, but on the basis of the information before him the Secretary of State is satisfied that in this case such a measure is justified. He notes that the site is listed as a Grade II park lying within the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty, contains Sites of Special Scientific Interest, and is a most important area of open landscape to the south



RECYCLED PAPER

of Tring and west of Wigginton. He also notes that the site has five major ecological areas. He agrees with the Council that, in view of the quality of the landscape, evidenced in the number of special designations applying to the Park, and the rural nature and ecological interest of the land, that the Borough Council are justified in seeking to control permitted development as set out in the Direction. He, therefore, takes the view that it would be appropriate to ensure that planning permission should be sought for such developments.

5. For the reasons given above, the Secretary of State, in exercise of his powers under Article 5(1) of the Town and Country Planning General Development Order 1988, hereby approves the Article 4 Direction, subject to the modifications shown in red ink thereon, and I return herewith one copy endorsed accordingly.

6. The Council's attention is drawn to the provisions of Article 5(10), 5(12), 5(13) and 5(15) of the General Development Order 1988 which relate to the service or publication of notice of the Direction.

I am Sir
Your obedient Servant

R.A. Bird

R A BIRD
Authorised by the Secretary of State
for the Environment to sign in that behalf

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DACORUM BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 19~~71~~90
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT
ORDER 19~~88~~88

DACORUM BOROUGH COUNCIL (TOWN AND COUNTRY PLANNING
ACT 1990
DIRECTION RESTRICTING PERMITTED DEVELOPMENT)
(TRING PARK FOX ROAD WIGGINTON) ORDER 1990

WHEREAS the Dacorum Borough Council ("the Council") being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1988 ("the Order") is of the opinion that development of the descriptions set out in the Schedule hereto should not be carried out on Tring Park Fox Road Wigginton Hertfordshire edged red on the plan annexed hereto being land within the Metropolitan Green Belt and the Chilterns Area of Outstanding Natural Beauty and is designated Grade II in the register of Parks and Gardens of Special Historic Interest in England, unless permission therefor is granted on application made under the Order

NOW THEREFORE the Council in pursuance of the powers conferred upon it by the said Article 4 hereby directs that the permission granted by Article 3 of the Order shall not apply to development on the said land of the descriptions set out in the Schedule

SCHEDULE

1. Development within Class A of Part 2 of Schedule 2 of the Order namely:

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

2. Development within Class B of Part 4 of Schedule 2 of the Order namely:

The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes referred to in Paragraph B2 and the provision on the land of any moveable structure for the purposes of the permitted use.

3. Development within Class A of Part 5 of Schedule 2 of the Order namely:

The use of land, other than a building, as a caravan site in the circumstances referred to in paragraph A2. Development within Class B of Part 5 of Schedule 2 of the Order namely:

Development required by the conditions of a site licence for the time being in force under the 1960 Act.

4. Development within Class A of Part 6 of Schedule 2 of the Order namely:

The carrying out on agricultural land comprised in an agricultural unit of:

- (a) works for the erection, extension or alteration of a building, or
- (b) any excavation ^{or} ~~of~~ engineering operations, reasonably necessary for the purposes of agriculture within that unit

Development within Class B of Part 6 of Schedule 2 of the Order namely:

The winning and working on land held or occupied with land used for the purposes of agriculture of any minerals reasonably necessary for agricultural purposes within the agricultural unit of which it forms part.

Development within Class C of Part 6 of Schedule 2 of the Order namely:

The carrying out on agricultural land used for the purposes of any registered business of fish farming or ~~a~~ shellfish farming of -

- (a) operations for the construction of fishponds or
- (b) other engineering operations for the purposes of that business

5. Development within Class A of Part 7 of Schedule 2 of the Order namely:

The carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of:

- (a) works for the erection, extension or alteration of a building,
- (b) the formation, alteration or maintenance of private ways,
- (c) operations on that land, or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways,
- (d) other operations (not including engineering or mining operations).

6. Development within Class A of Part 27 of Schedule 2 of the Order namely:

The use of land by members of a recreational organisation for the purposes of recreation or instruction, and the erection or placing of tents on the land for the purposes of the use.

Given under the Common Seal of Dacorum Borough Council of Civic
Centre Marlowes Hemel Hempstead Hertfordshire HP1 1HH

This 17th day of January 1991

THE COMMON SEAL of
DACORUM BOROUGH COUNCIL
was hereunto affixed in)
the presence of)

Keith Hurst
Chief Executive

K. M. Pugsley
DIRECTOR OF LAW AND
ADMINISTRATION
~~Assistant Secretary~~
(Admin)



The Secretary of State for the Environment
hereby approves the foregoing direction
subject to the modifications shown in red ink
thereon.

R. A. Burdett

Signed by authority
of the Secretary of
State

19 February 1991

*A Regional Controller
in the Department of
the Environment.

HOLD/1.91/STATEMENT/AB/MR/PL.1

