

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. .... 4/1309-90 .....

Other

Ref. No. ....

~~THE DISTRICT COUNCIL OF~~ .....

~~IN~~ THE COUNTY OF HERTFORD .....

To Jarvis Indcom Ltd  
Jarvis House  
212 Station Road  
Harpenden  
Herts AL5 4EL

.... HOUSEHOLD WASTE SITE .....

at . BULLBEGGARS LANE, BERKHAMSTED, 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 .... 14. September 1990 ..... and received with sufficient particulars on .... 8. February 1991 ..... and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:—

See attached Schedule of Reasons numbered 1 - 5.

Dated ..... 19<sup>th</sup> ..... day of April ..... 1991 .....

Signed..... T. J. Bellis .....

Designation .....

Head of Planning

SEE NOTES OVER LEAF

## NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) 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 section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State ~~for the Environment, Whitehall, London, S.W.1~~ <sup>\* for the Environment, Whitehall, London, S.W.1</sup> 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.
- (3) 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 District 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.
- (4) 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 section 169 of the Town and Country Planning Act 1971.

\* Department of the Environment  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

APPLICATION FOR HOUSEHOLD WASTE SITE  
BULLBEGGARS LANE, BERKHAMSTED, HERTFORDSHIRE

APPLICATION NO: 4/1309-90

Reasons for Refusal

1. The site is within the Green Belt as described in the Hertfordshire County Structure Plan Approved 1986 Review, the precise boundaries of which have been defined in the Adopted Dacorum District Plan. Policy 1 of the Approved Structure Plan states that within the Green Belt permission will not be given, except in very special circumstances, for development for purposes other than that required for mineral extraction, agriculture, small scale facilities for participatory sport and recreation or other uses appropriate to a rural area.

The impact of the proposed development in this location cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.

2. The proposal would be detrimental to the amenities of a neighbouring residential property by reason of increased noise, dust, fumes, traffic and general disturbance and would have an adverse impact on the environmental quality of the area in general.
3. This proposal will significantly increase the number of slowing stopping and turning vehicle movements at its junction with A41(T).

These additional movements will result in a reduction in safety for trunk road users until the completion of the A41(T) Berkhamsted bypass.

4. Bullbeggars Lane is inadequate in width and construction to cater for the increased traffic likely to be generated by the proposed use and the proposal would result in conditions prejudicial to road safety, particularly at the crossing points of the River Bullbourne and The Grand Union Canal.
5. Works to the highway necessary to cater for increased traffic would detract from the rural character of Bullbeggars Lane, a typical country lane, and would be contrary to the County Council's adopted policy intention in respect of rural lanes.