

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



WASTELL TELECOMS
TROOPERS YARD
23 BANCROFT
HITCHIN
HERTS
SG5 1JW

ORANGE P C S LTD
TUDOR HOUSE
55 VICTORIA ROAD
LONDON

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01312/98/FUL

**THAMES WATER SEWAGE WORKS, BULLBEGGARS LANE, BERKHAMSTED,
HERTS**
EXTENSION OF EXISTING TELECOMMUNICATIONS MAST FROM 15M TO 25M

Your application for full planning permission dated 22 July 1998 and received on 24 July 1998 has been **REFUSED**, for the reasons set out overleaf.



Development Control Manager

Date of Decision: 05 November 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01312/98/FUL

Date of Decision: 05 November 1998

1. **The site is within the Metropolitan Green Belt wherein there is a presumption against inappropriate development. The area is not to be regarded as one of availability for development and permission will not be granted for new masts unless it is satisfactorily demonstrated that a suitable alternative site either outside the area or having a less harmful visual impact is not available. The current proposal is incompatible with these policies as it has not been satisfactorily demonstrated that such an alternative site is not available or, alternatively, that there are difficulties which prevent the sharing of existing facilities.**
2. **The site lies adjacent to the Chilterns Area of Outstanding Natural Beauty and lies within a Landscape Development Area as defined on the Proposals Map accompanying the Dacorum Borough Local Plan. Notwithstanding any technical argument as to the need for a mast in this location, greater weight should be placed on the need to protect the quality of the landscape in the Area of Outstanding Natural Beauty and to improve the character and appearance of the immediate area. No additional mitigation measures are proposed and the mast will be severely detrimental to the visual amenities of the area.**