

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



BRIMBLE, LEA & PARTNERS
WESSEX HOUSE
HIGH STREET
GILLINGHAM
DORSET
SP8 4AG

MISS G SMITH
C/O BRIMBLE, LEA & PARTNERS
WESSEX HOUSE
HIGH STREET
GILLINGHAM DORSET
SP8 4AG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01329/00/FUL

**ADJ. TIMBER YARD, WATER LANE, BOVINGDON, HEMEL HEMPSTEAD,
HERTS
USE SITE AS TRAVELLING SHOWPEOPLES QUARTERS**

Your application for full planning permission dated 18 July 2000 and received on 20 July 2000 has been **REFUSED**, for the reasons set out overleaf.

David Noble

Development Control Manager

Date of Decision: 27 September 2001

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01329/00/FUL

Date of Decision: 27 September 2001

1. The application site is located in the Green Belt. Policy 5 of the Hertfordshire Structure Plan Review 1991-2011, Policy 3 of the Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft aim to safeguard the Green Belt from inappropriate development, which is by definition harmful. These policies reinforce national planning policy on Green Belts set out in Planning Policy Guidance Note No. 2. Within the Green belt, planning permission will only be given for inappropriate development if there are very special circumstances which outweigh the harm to the Green Belt and any other planning objections.

The application site adjoins "The Timber Yard", which enjoys a lawful use as a site for travelling showpeople, where the applicant and her mother have lived for many years. The local planning authority has been informed of proposals to improve the facilities at "The Timber Yard" which will improve its physical state and enable it to accommodate the applicant and her mother, together with the necessary storage facilities for travelling showpeople's equipment.

The grant of planning permission for this application would result in the extension of the use of "The Timber Yard" into open land in the Green belt, contrary to Green belt policy and to the detriment of that openness. Having regard to the proposed improvements to "The Timber Yard" (not all of which would require planning permission), the local planning authority is not satisfied that the applicant has put forward the very special circumstances that are necessary to permit inappropriate development in the Green Belt.