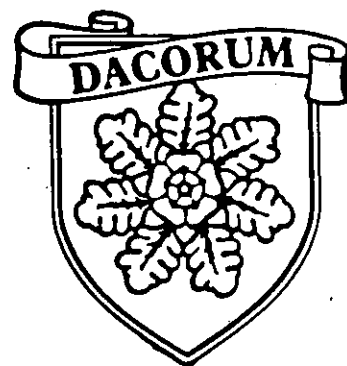


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1331/95

Tesco Stores Ltd  
Tesco House  
Delamare Road  
Cheshunt  
HERTS

G L Hearn & Partners  
175 Borough High Street  
London  
SE1 1XP

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Tesco, Jarman Park, St Albans Road, Hemel Hempstead, Herts

CONSTRUCTION OF COVERED WALKWAY, FOOTPATH AND PEDESTRIAN CROSSING, NEW ARM ON  
ROUNDAABOUT, ASSOCIATED ENGINEERING AND LANDSCAPING WORKS

Your application for *full planning permission* dated 12.10.1995 and received on  
16.10.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

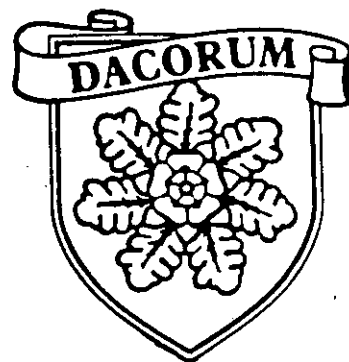
Director of Planning

Date of Decision: 23.11.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1331/95

Date of Decision: 23.11.1995



1. The proposed walkway by reason of its length, siting and design would appear incongruous and out of place in this prominent location and would, therefore, be detrimental to the character and appearance of the area.
2. The formation of the proposed footway would require the removal of a landscape strip and its replacement with slab paving. The construction of the proposed walkway is likely to result in damage to and removal of an existing avenue of lime trees and removal of low level shrub planting. Bearing in mind the height of the proposed walkway and its proximity to existing trees, it is unlikely that the trees could be realistically retained following the completion of the development proposed. The loss of existing landscaping on the site would be detrimental to the environmental character and visual amenity of the site, contrary to the aims of Policies 8 and 9 of the Dacorum Borough Local Plan.
3. The proposed additional arm on the roundabout shown on drawing no.2086.C.018 LA Ref.4/1331/95 does not satisfy current highway standards in respect of gradient and visibility and is therefore likely to give rise to conditions prejudicial to highway safety.
4. The proposed pedestrian crossing is located on a bend in close proximity to the exit to the petrol filling station where visibility is poor. The conflict between pedestrians and vehicles leaving the filling station is likely to give rise to conditions detrimental to highway safety.