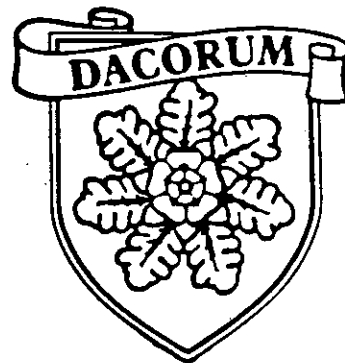


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1360/94

Mr & Mrs Joynes
Meadow Cottage
Pipers Hill
Nettleden
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

Meadow Cottage, Pipers Hill, Nettleden, Nr Berkhamsted, Herts

FORMATION OF NEW ACCESS

Your application for *full planning permission (householder)* dated 20.10.1994 and received on 20.10.1994 has been **REFUSED**, for the reasons set out on the attached sheet.

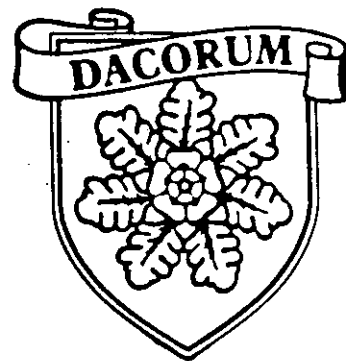
Director of Planning

Date of Decision: 17.02.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1360/94

Date of Decision: 17.02.1995



1. The works necessary for the formation of the access, including excavation of the embankment, groundworks and removal of hedging would cause harm to the appearance of the Conservation Area and the Chilterns Area of Outstanding Natural Beauty, contrary to the policies of the Dacorum Borough Local Plan (Deposit Draft and Proposed Modifications).
2. The proposed access, due to its gradient and relationship with Pipers Hill, is likely to give rise to conditions prejudicial to highway safety.