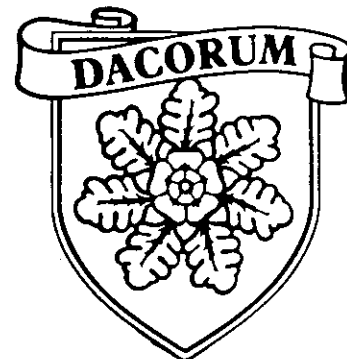


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/1398/90

R Hadland  
91 Scatterdells Lane  
Chipperfield  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

91 Scatterdells Lane, Chipperfield, Herts

DETACHED GARAGE AND WORKSHOP AND USE FOR LIGHT INDUSTRIAL PURPOSES

Your application for *full planning permission (householder)* dated 03.10.1990 and received on 04.10.1990 has been *REFUSED*, for the reasons set out on the attached sheet(s)..

A handwritten signature in dark ink, appearing to read 'G. H. B. Smith', is written over a horizontal line.

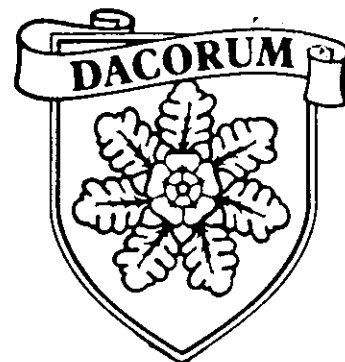
Director of Planning.

Date of Decision: 29.11.1990

(encs. Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1398/90

Date of Decision: 29.11.1990



The site is located within the Metropolitan Green Belt on the adopted Dacorum District Plan wherein permission will only be given for the use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No special need has been proven for the long term continuation of the use of the garage and outbuildings for light industrial purposes.

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

DACORUM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

## ENFORCEMENT NOTICE

Material Change of Use

(a) LAND AT 91 SCATTERDELS LANE CHIPPYFIELD HERTFORDSHIRE

### W H E R E A S:

- (1) It appears to the Dacorum Borough Council ("the Council") being the local planning authority for the purposes of s.172 of the Town and Country Planning Act 1990 ("the Act") in this matter, that there has been a breach of planning control after the end of 1963 [~~and within the period of 4 years before the date of issue of this Notice~~] on the land or premises ("the Land") described in Schedule 1 below.
- (b) (2) The breach of planning control which appears to have taken place consists in the carrying out of development by the making of the material change in the use of the land described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council considers it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of its powers contained in the said section 172, for the reasons set out in the Annex to this Notice.

- (c) NOTICE IS HEREBY GIVEN that the Council requires that the steps specified in Schedule 3 below be taken in order to remedy the breach ~~[in order to remove or alleviate any injury to amenity which has been caused by the development]~~ within the period
- (d) of 24 ~~[days]~~ [months] from the date on which this Notice takes effect ~~[the period specified in respect of each step in that schedule]~~

- (e) THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of s.175(4) of the Act, on 19 . . .

#### SCHEDULE 1

**LAND OR PREMISE TO WHICH THIS NOTICE RELATES:**

- (f) Land at 91 Scatterdells Lane Chippingfield Hertfordshire shown edged [red] [and edged green] on the attached plan

#### SCHEDULE 2

**ALLEGED BREACH OF PLANNING CONTROL:**

- (g) The use of a detached garage and outbuildings for ~~high industrial purposes~~ without planning permission

research and development of products or processes

#### SCHEDULE 3

**STEPS REQUIRED TO BE TAKEN:**

- (h) The cessation of the use of a detached garage and outbuildings for ~~high industrial purposes~~ research and development of products or processes purposes

- (i) Issued 19

Council's address:

Civic Centre  
Marlowes  
Hemel Hempstead  
Herts HP1 1HH

(signed) \_\_\_\_\_

(Designation) DIRECTOR OF LAW AND ADMINISTRATION  
(The Officer appointed for this purpose)

- (j) [File Ref: /BS.5]

BS/L.247

## THE ANNEX

This information is given in pursuance of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 1981 and Circular 38/81.

The Council, as the local planning authority, considers it expedient to serve this Notice upon you for the following

(k)

The site is located outside the designated "commercial" areas of the town centres of Hemel Hempstead, Berkhamsted and Tring and outside the designated "industrial" areas of these towns as shown in detail in the Proposed Map of the adopted Basium District Plan (1984). The use of the buildings for research and development of products or processes purposes is contrary to the aims of policies of the District Plan which seek to concentrate office development in the "commercial" areas and industrial uses (including research and development) in the "industrial" areas. ~~the Basium Borough District~~ Additionally the use is contrary to the aims of the policies of the Basium Borough Local Plan Review which seek to concentrate research and development uses in designated "general employment areas" of Berkhamsted Hemel Hempstead Tring Berkington Kings Langley and Markyate.

*a mixed use of  
and industrial processes*

*and industrial uses.*

The site lies within the Metropolitan Green Belt as shown diagrammatically in the Approved County Structure Plan 1986 Review (1988) and in detail in the Proposed Map of the District Plan and Proposed Map of the Basium Borough Local Plan Review. Within the green belt, there is a general presumption against inappropriate development, as expressed in Department of Environment Planning Policy Guidance Note 2, and approval should not be given, except in very special circumstances, for the construction of new buildings or for the change of use of existing buildings for purposes other than agriculture and forestry, outdoor sports, cemeteries, or institutions standing in large grounds or other uses appropriate to a rural area. The site is not within a settlement where development proposals would normally be directed in accordance with adopted policies and ~~is located outside the~~ No evidence has been submitted in accordance with policies 4, 43 and 54 of the District Plan or ~~and~~ <sup>and</sup> ~~the~~ <sup>the</sup> policies of the Basium Borough Local Plan Review to demonstrate that there is an exceptional or particular need for the use in the locality within the site is situated, or that it meets the employment needs of local services in the rural parts of the Borough that cannot practically be located elsewhere. ~~There is no special reason~~ Consideration has been given to the particular circumstances of the and nature of the use but it ~~is so~~ <sup>has</sup> been concluded that they do not outweigh the objectives of these policies <sup>nor</sup> justify an exception being made.

Though the use is small in scale, acceptance in one instance is likely to lead to further similar uses or industrial or commercial uses being developed which cumulatively undermine the objectives of approved policies and the overall effect would be harmful to the character of the green belt which these policies seek to preserve. The activity

*generated by the employment of persons on the site in conjunction with the use and by the use of the farm buildings for research and development purposes is by its nature inappropriate in the green belt and would be harmful to its character. Without special justification, the objectives of the green belt would be significantly harmed and would encourage similar developments elsewhere in the green belt.*

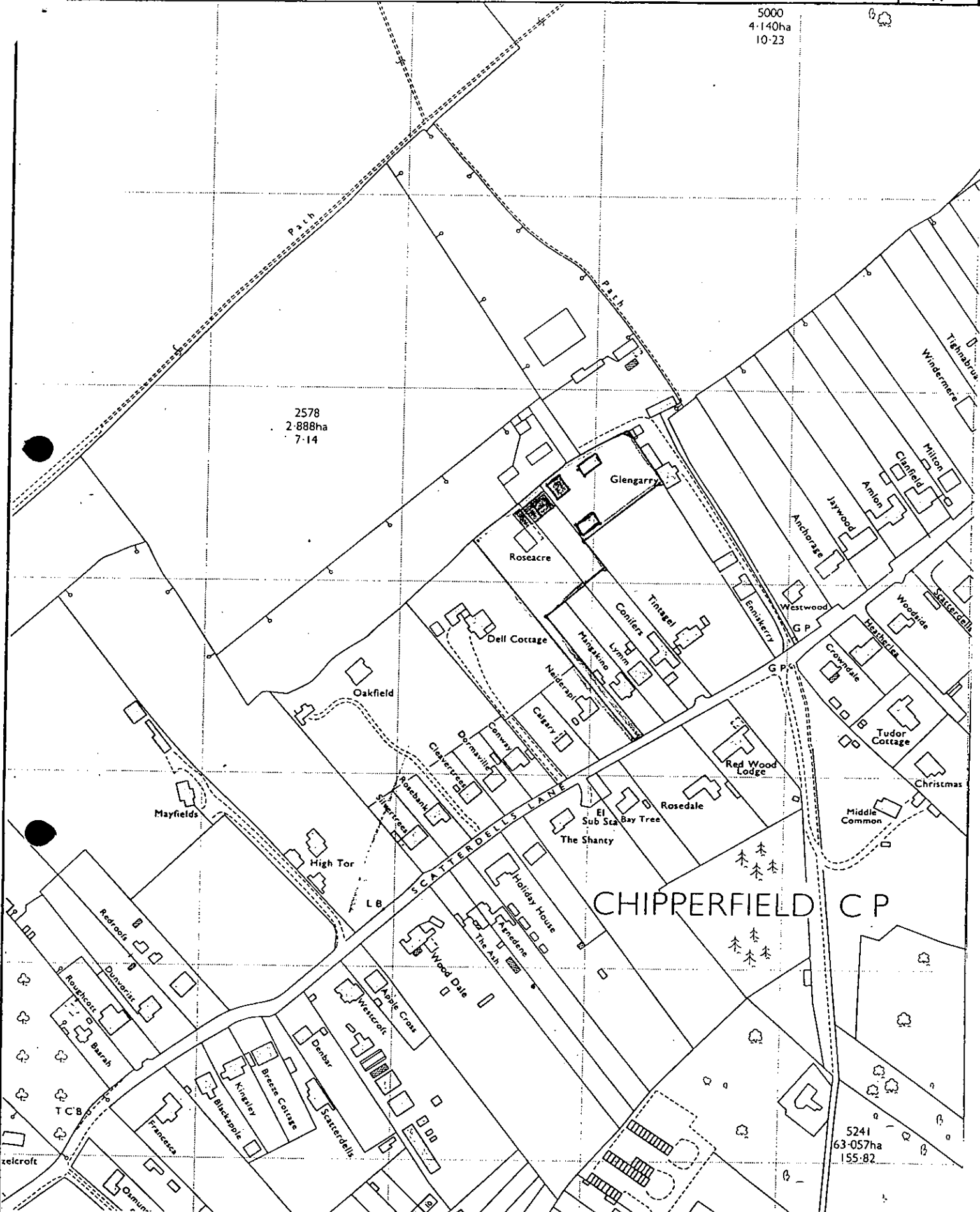
[File ref: / 03.3]

BS/L.247

# 41 SCATTERDELLS LANE, CHIPPERFIELD.



5000  
4.140ha  
10-23



PLAN REFERRED TO IN ENFORCEMENT NOTICE DATED .....

SCALE :

APPLICATION No.

DACORUM BOROUGH COUNCIL,  
CIVIC CENTRE, MARLOWES,  
HEMEL HEMPSTEAD.

Based on the O.S. Map with the sanction of the Controller of H.M. Stationary Office