

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Akeman Property Co Ltd
8 Akeman Street
Tring
Herts HP23 6AS

The Charter Partnership Ltd
St Marys House
15 Cardington Road
Bedford MK42 0BP

Residential development (OUTLINE)
at Marsworth Airfield
Lukes Lane, Gubblecote

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 27 July 1989 and received with sufficient particulars on 15 August 1989 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

1. The proposal is contrary to the objective of locating new villages well beyond the outer boundary of the Metropolitan Green Belt.
2. The proposal is contrary to Policy 52 of the Hertfordshire County Structure Plan Approved 1986 Review and Policy 2 of the Dacorum Borough Plan in that it proposes development unrelated to any existing settlement. In such an area the local planning authority is only prepared to grant permission for development required to meet the essential local needs of agriculture, forestry or some similar overriding reason. The local planning authority has considered the statement submitted in support of the application but considers that no justification exists for permitting the development in the light of prevailing policies which seek to accommodate new housing development within the District within existing settlements which are capable of accommodating additional growth.

Cont'd separate sheet

Dated xxxxxx

day of xxxxxx

19
xx

Signed.....

Wm Bama

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in s.169 of the Town and Country Planning Act 1971.

Reasons for refusal continued - 4/1403/89

Cont'd

3. The County Structure Plan sets out the provision to be made for additional housing in the period 1981 to 1996. There is already adequate land available to meet the requirements for residential development in Dacorum Borough to the end of the current District Plan period.
4. The additional traffic generated by the proposed development on the narrow, poorly aligned roads and narrow canal bridges is likely to give rise to conditions prejudicial to highway safety. It is Hertfordshire County Council policy to maintain the "local" environment and discourage traffic on this category of road. The local planning authority has considered the statement submitted in support of the application, but no details of off-site works have been submitted and the authority is not satisfied that highway improvements can be provided which will be acceptable in terms of both visual amenity and highway safety.

Dated 9th day of November 1989

Signed



Chief Planning Officer