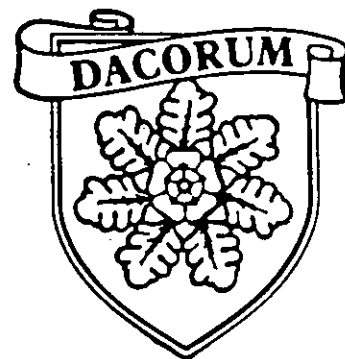


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1406/92

Davis & Samson
Church Lane
Kings Langley
Herts

Hewitt Overall Associates
Mill Studio
Crane Mead
Ware
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Former Tele. Engineering Dept, Billet Lane Berkhamsted.

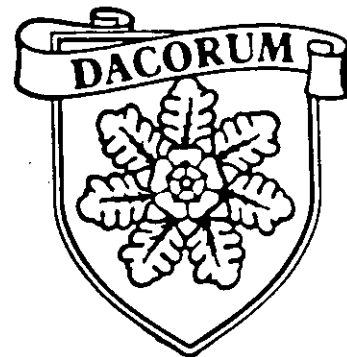
FORMATION OF CAR PARK AND NEW ACCESS

Your application for *full planning permission* dated 04.11.1992 and received on 06.11.1992 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 07.01.1993

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1406/92

Date of Decision: 07.01.1993

REFUSED for the following reasons:

1. The proposed access on to the A41 is likely to give rise to conditions prejudicial to highway safety.
2. The proposed car park in front of the building adjacent to the A41 would be detrimental to visual amenity, and the limited extent of landscaping proposed would be insufficient to overcome the harm caused by the proposal.



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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PLANNING DEPARTMENT
DACORUM BOROUGH COUNCIL

Hewitt Overall Associates

Ack. Your Ref: GEH

Wormley House

82 High Road

Wormley

BROXBORNE

Herts

EN10 6DU

T.C.P.M.	D.P.	D.O.	B.O.	Admin.	File

T/APP/A1910/A/93/221558/P2

Received 17 JUN 1993

Date:

16 JUN 1993

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY DAVIS AND SAMSON
APPLICATION NO: 4/1406/92

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. The appeal is against the decision of the Dacorum Borough Council to refuse planning permission for the use of vacant land for a staff and visitors car park on land at the former Telephone Engineering Depot, Gossoms End, Berkhamsted. I have considered the written representations made by you and by the Council. I have also taken into account the comments made to the Council by the Department of Transport and Hertfordshire County Council, which have been forwarded to me. I inspected the site on 7 June 1993.

2. The site lies within an area identified as a General Employment Area in the Dacorum Borough Local Plan Deposit Draft (DBLP). There is, therefore, no objection in principle to the proposed use. From the representations I have received and my inspection of the site and its surroundings I consider the two main issues in this case are firstly the effect of the proposed access on the safety of other users of the A41; and secondly the visual impact of the proposed car park on the character of the area. In reaching my conclusions I have taken into account the relevant policies of the DBLP which have been quoted by the Council.

3. The access for the new car park would be onto Gossoms End within 60m of the traffic light controlled junction with Billet Lane. Gossoms End forms part of the A41(T) a primary route. Both the Department of Transport and the County Council have objected to the access. Planning Policy Guidance note 13 (PPG 13) makes clear that access onto primary routes should be avoided as far as practicable. Judging by what I saw on site I have no doubt that the use of the access would interfere with the safe and free flow of traffic on the A41, bearing in mind the busy nature of the A41, the proximity of the Billet Lane junction and the adjacent garage access.

4. I note that a new bypass is currently under construction. When that is completed the existing section of the A41 through Berkhamsted will be de-trunked and become the A4251. You argue that this will significantly reduce the volume of

traffic using Gossoms End. Your clients are prepared to accept a condition delaying the opening of the access until such time. However, Billet Lane will continue to serve as an important connection with a number of employment and residential areas. In the absence of any figures I am concerned that traffic levels along the A4251 could still be significant. I am not satisfied, therefore, from the evidence available, that the situation would improve substantially after the road has been de-trunked. In my opinion, use of the proposed access could still have a detrimental effect on highway safety.

5. I acknowledge that the parking area would be quite small. Nevertheless, traffic using the access could still have a significant impact, particularly if the car park was used predominantly by staff who would be likely to come and go at times when traffic on Gossoms End was at its peak. I appreciate your clients' desire to separate staff and visitor parking from the operational area of the yard. I have no doubt that it would improve safety. However, I do not believe the proposed scheme is the only way of achieving such improvements. I am not satisfied, therefore, that the benefits outweigh the harm I have identified.

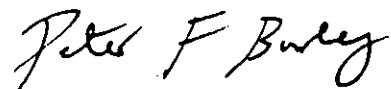
6. Turning to the second issue I saw that the character of development along the A41 is very varied. In particular the treatment of the land in between the buildings and the road differs considerably. Within this context I do not find the existing open area makes a significant contribution to the character of the area, particularly in its present condition. In my view the proposed car park could result in a visual improvement to the area.

7. I note the parking areas for The Crooked Billet and Bulborne House are set back behind wide verges. In addition, newer development on the opposite side of the road has significant amounts of landscaping. I can, therefore, understand the Council's concern about the very limited extent of landscaping shown on your proposal. However, it appears your clients are prepared to increase the area of landscaping. In the circumstances I do not consider that the visual impact of the car park would warrant rejecting the proposal had I found the scheme acceptable in other respects.

8. I have taken into account all other matters raised but find none of sufficient weight to alter my conclusions on the main issues.

9. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant



P F BURLEY MA(Oxon) BPhil DipTP ALI MRTPI
Inspector