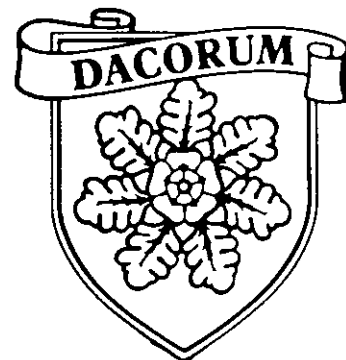


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/1449/90

Hintonhurst Ltd  
Honeysuckle Lodge, Mentmore  
Nr Leighton Buzzard  
Beds

Geoffrey V. Bunyan  
14 Queens Road  
Berkhamsted  
Herts  
HP4 3HU

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

Land at Dundale R/o <sup>NATHANIEL</sup> ~~Nathan~~, ~~to~~ Elm Tree Walk & Elm Tree Walk, Tring

RESIDENTIAL DEVELOPMENT (OUTLINE)

Your application for *outline planning permission* dated 21.09.1990 and received on 11.10.1990 has been **REFUSED**, for the reasons set out on the attached sheet(s).

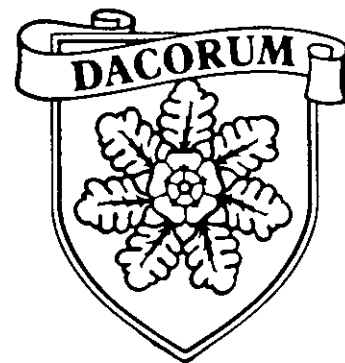
Director of Planning.

Date of Decision: 18.12.1990

(encs. Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1449/90

Date of Decision: 18.12.1990



1. There is a severe deficiency in public open space within Tring. "Dundale" is allocated for public open space purposes in the Dacorum District Plan and forms an important undeveloped area on the edge of Tring. In the absence of any overriding need for further residential development or any specific justification for the release of this land, the site should remain as undeveloped land.
2. The proposed development would be visually intrusive and would have a severely detrimental effect on the site's unique natural features, including flora and fauna, and the secluded atmosphere of the site would be destroyed. Given the existing constraints of trees, sewers and the requirements to provide a satisfactory access road, the application site is of insufficient size to accommodate 16 houses, parking and amenity space.