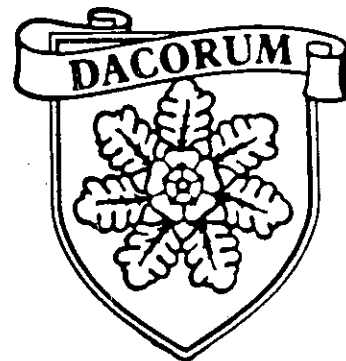


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1464/95

Shearings Limited
Miry Lane
Wigan
Lancs
WN3 4AG

Building Management Services Ltd
Huddersfield Road
Elland
West Yorks
HX5 9BW

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land adjoining Woodwells Farm, Buncefield Lane (Boundary Way Extension), Hemel Hempstead

COACH INTERCHANGE WITH SERVICES AND PARKING FACILITIES

Your application for *full planning permission* dated 17.11.1995 and received on 20.11.1995 has been **REFUSED**, for the reasons set out on the attached sheet.

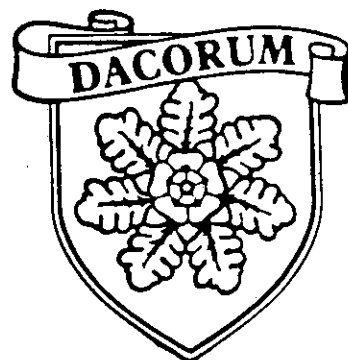
Director of Planning

Date of Decision: 15.02.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1464/95

Date of Decision: 15.02.1996



1. The application site is an inappropriate location for the proposed passenger coach interchange by reason of its proximity to the notifiable installations of Shell UK Oil and Mobil Oil. The development is likely to result in an undue health and safety risk to prospective site users and the proposal is, therefore, contrary to the provisions of Policy 112 of the Dacorum Borough Local Plan.
2. The application site will form one of the main entrances into the Buncefield General Employment Area. Bearing in mind the importance of the site the level of landscaping proposed is considered woefully inadequate and the proposal therefore fails to meet the requirements of Policy 8 of the Dacorum Borough Local Plan.