



## Department of the Environment

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Mrs B J Price 2 Chesham Road Wiggington NEAR TRING Herts		PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL						Your reference  Our reference T/APP/5252/A/80/03574/G7 Date 16 JUN 1981 <div style="border: 1px solid black; padding: 5px; text-align: center;">             CHIEF EXECUTIVE              OFFICE              17 JUN 1981           </div>
		Ref.			Ack.			
		C.P.O.	D.P.	D.C.	B.C.	Admin.	File	
		Received 18 JUN 1981 Comments						
		3206						

Madam

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
 APPEAL BY MRS B J PRICE AND MR D MEAD  
 APPLICATION NO: 4/1491/80

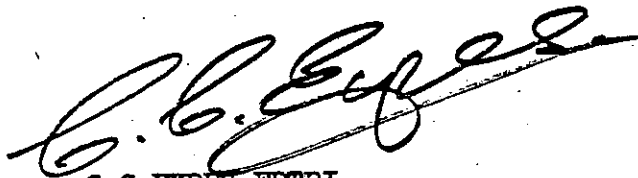
1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse outline planning permission for development of Nos 1 and 2 Chesham Road, Wiggington and the former gardens of "Lingwood" by 1, 2 and 3 bedroom dwellings and a new road. I have considered the written representations made by you and by the district council, and also those made by the parish council and interested persons. I inspected the site on Wednesday 3 June 1981.
2. From my inspection of the appeal site and the surrounding area, and bearing in mind the representations made, I consider that the main issues are whether development of the appeal site would be harmful to the character and appearance of the area, and with the presumption against housing in the green belt whether there are special overriding reasons for allowing the development.
3. The character and appearance of the area is that of the rural edge of the village, and the appeal site is for the most part open land which to my mind contributes to the rural setting of this part of Wiggington: the fact that it is not in agricultural use does not affect its openness. I consider that the northern part of the site with its frontage to Wick Road is related to the countryside stretching away to the west rather than with the land to the east, and to which you have referred to as being laid out for a sports field, and where at the common boundary with the site is tree lined. The southern main part of the appeal site contains a number of trees and is I feel part of the woodland setting to the back of the Chesham Road housing.
4. Housing development at this rural edge would I consider, look quite out of place and be an intrusion into the setting of this part of the village. The proposed development would not be the rounding off to the built up area of the village: the fact that there is housing on the northern side of Wick Road does not mean that it should extend southwards particularly when it would intrude into the rural setting.
5. I know that you feel that the circumstances have changed since earlier applications; but the appeal site is within the green belt and development proposals to which you refer, the village hall etc are to the north-east, the village side. I do not think that these other developments necessarily mean that housing development should be allowed at the appeal site particularly when not only would it be

specifically contrary to the green belt policies, for such housing would be unrelated to the needs of agriculture and the countryside, but it would be harmful to the rural character and appearance of the south-western approach to Wiggington..

6. I have also considered the other matters raised in the representations, including the provision of rear access and off-street parking which might be materially assisted if the appeal site were to be developed, however the considerations that have led to my decision are not outweighed by these other matters.

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

I am Madam  
Your obedient Servant



C C EYRES FRTPi  
Inspector

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other  
Ref. No. ....

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD .....

To Mrs. B. J. Price & Mr. D. Mead,  
1 & 2 Chesham Road,  
Wigginton,  
NR. TRING,  
Herts.Mrs. B. J. Price,  
2 Chesham Road,  
Wigginton,  
NR. TRING,  
Herts.Residential development  
.....  
.....  
.....at ..... land off Wick Road, Wigginton.  
.....  
.....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 ..... 25th September, 1980, ..... and received with sufficient particulars on ..... 3rd October, 1980, ..... and shown on the plan(s) accompanying such application.

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

The site lies within the Metropolitan Green Belt as described in the Approved County Structure Plan. Policy 2 of the Structure Plan is reiterated in the later Alterations to the Plan 1980, adopted by the County Council, wherein it is stated that within the Green Belt planning permission will not be given, except in very special circumstances, for development for purposes other than that required for mineral extraction, agriculture, small scale facilities for participatory sport and recreation, or other uses appropriate to a rural area. This development is not acceptable within these criteria and no very special circumstances are seen to exist.

Dated ..... 13th ..... day of ..... November, ..... 1980...

Signed .....  .....

Designation Director of Technical Services.

## NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) 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 section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) 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.
- (3) 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 District 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.
- (4) 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 section 169 of the Town and Country Planning Act 1971.