



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TELFORD & PARTNERS
PINWOOD
BERE COURT ROAD
PANGBOURNE
RG8 8JU

Applicant:

SOWMAC INVESTMENTS LTD
PHEASANT COPSE
BERE COURT ROAD
PANGBOURNE
RG8 8JU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01504/98/FUL

UNIT 14, ICKNIELD WAY INDUSTRIAL ESTATE, ICKNIELD WAY, TRING, HERTS
FACTORY/WAREHOUSE WITH ANCILLARY OFFICES

Your application for full planning permission dated 21 August 1998 and received on 27 August 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 05 November 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01504/98/FUL

Date of Decision: 05 November 1998

1. Having regard to the relationship of the application site both to the residential development to the south and to the adjoining open land to the west, it is of critical importance that the existing hedges and trees along the southern and western boundaries of the site are retained, and supplemented where possible. Furthermore, having regard to the location of the site on the northern edge of Tring and its poor accessibility by public transport, it is of importance to the proper planning of the site and the industrial area as a whole that vehicle parking facilities are provided within the application site in accordance with the adopted standards of the local planning authority. The proposed development, as amended, does not make satisfactory provision for vehicle parking facilities within the site to adopted standards. In addition, parking spaces are shown to be sited too close to the southern and western boundaries of the site; adequate protection can only be afforded to the existing boundary vegetation by removing those parking spaces which are within 5 metres of the boundaries. These shortcomings can only be remedied within the application site by reducing the size of the proposed factory/warehouse. Accordingly, the proposed building represents an overdevelopment of the site by not providing sufficient vehicle parking spaces, and by failing adequately to protect the existing vegetation on the southern and western boundaries.