

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

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Bedfordshire Gun Club

Sanders Norman  
36 The Mall  
LONDON W5

Change of use from agriculture to clay pigeon  
shooting ground, car park and "club area"  
at Widmore Farm, Bradden Lane  
Gaddesden Row

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 20 December 1982 and received with sufficient particulars on 21 December and shown on the plan(s) accompanying such application.

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

1. The site is within a rural area beyond the Green Belt on the Approved First Review of the County Development Plan and in an area referred to in the Approved County Structure Plan (1979) and shown on the Dacorum District Plan wherein permission will be given for use of land, the construction of new buildings, changes of use or extension of existing buildings only for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation appropriate to the area. The proposed development is unacceptable in the terms of this policy.
2. The Approved County Development plan, Dacorum District Plan and Approved County Structure Plan (1979) show the site to be within the Chilterns Area of Outstanding Nature Beauty wherein the policies of the Local Planning Authority seek to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the design, siting and external appearance of buildings; the proposed development is unacceptable in

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Dated 17th day of March 1983

Signed

Chief Planning Officer

the terms of these policies.

3. The proposed development would introduce a use which would lead to increased traffic, which would be a potential hazard on the local road system, and there is insufficient justification to warrant a departure from the strong presumption against such development.
4. The proposed development would have a seriously detrimental effect on amenities at present enjoyed by residents in the area.
5. The site is an area referred to in the Approved County Structure Plan (1979) and shown on the Dacorum District Plan as an Agricultural Priority Area wherein the local planning authority seeks to give priority to agriculture and preserve the character of the countryside, and where planning permission will not normally be granted for recreational or other development.

#### 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, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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.