

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To B Winzar
UnitC
G E Biggs & Son
Potten End Hill
Hemel Hempstead
Herts

G E Biggs & Son Ltd
Potten End Hill
Water End
Hemel Hempstead
Herts

Change of Use from Tractor Garage to (B2)
Use - Industrial (UNIT C)
at G E Biggs & Son, Potten End Hill, Water End, Herts.

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 ... 31. May. 1989. ... and received with sufficient particulars on ... 18 September 1989 ... 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 the Metropolitan Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, or changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
- (2) The buildings have no architectural or historic merit nor are they of a suitable external appearance or construction to justify in either case retention and conversion to alternative uses.

Dated ... Thirtieth ... day of ... November ... 19 89

Signed

Chief Planning Officer

SEE NOTES OVERLEAF

P/D. 15

NOTE

1. 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form 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.
2. 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 Borough 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.
3. 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 s.169 of the Town and Country Planning Act 1971.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To B Winzar
UnitC
G E Biggs & Son
Potten End Hill
Hemel Hempstead
Herts

G E Biggs & Son Ltd
Potten End Hill
Water End
Hemel Hempstead
Herts

Change of Use from Tractor Garage to (B2)
Use - Industrial (UnitC)
at G E Biggs & Son, Potten End Hill, Water End, Herts

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 ... 31. May 1989 ... and received with sufficient particulars on ... 18 September 1989 ... 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 the Metropolitan Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, or changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
- (2) The buildings have no architectural or historic merit nor are they of a suitable external appearance or construction to justify in either case retention and conversion to alternative uses.

Dated ... Thirtieth ... day of ... November ... 19 89

Signed

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

NOTE

1. 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form 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.
2. 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 Borough 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.
3. 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 s.169 of the Town and Country Planning Act 1971.

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

DACORUM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE

Material Change of Use

(a)

Unit C

W H E R E A S:

(1) It appears to the Dacorum Borough Council ("the Council") being the local planning authority for the purposes of s.172 of the Town and Country Planning Act 1990 ("the Act") in this matter, that there has been a breach of planning control after the end of 1963 [and within the period of 4 years before the date of issue of this Notice] on the land or premises ("the Land") described in Schedule 1 below.

(b)

(2) The breach of planning control which appears to have taken place consists in the carrying out of development by the making of the material change in the use of the land described in Schedule 2 below, without the grant of planning permission required for that development.

(3) The Council considers it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of its powers contained in the said section 172, for the reasons set out in the Annex to this Notice.

- (c) ~~NOTICE IS HEREBY GIVEN that the Council requires that the steps specified in Schedule 3 below be taken in order to remedy the breach [in order to remove or alleviate any injury to amenity which has been caused by the development] within the period~~
- (d) of [days] [months] from the date on which this Notice takes effect [the period specified in respect of each step in that schedule]

- (e) THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of s.175(4) of the Act, on 19 .

SCHEDULE 1

LAND OR PREMISE TO WHICH THIS NOTICE RELATES:

- (f) shown edged [red] [] on the attached plan

SCHEDULE 2

ALLEGED BREACH OF PLANNING CONTROL:

- (g) The change of use from ~~agriculture~~ Railway House (agriculture) to storage of vehicle repair servicing equipment, without planning permission

SCHEDULE 3

STEPS REQUIRED TO BE TAKEN:

- (h) The cessation of the above use

- (i) Issued 19

Council's address:

Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH

(signed) _____

(Designation) _____

(The Officer appointed for this purpose)

- (j) [File Ref: /BS.5]

BS/L.247

THE ANNEX

This information is given in pursuance of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 1981 and Circular 38/81.

The Council, as the local planning authority, considers it expedient to serve this Notice upon you for the following reasons:

(k)

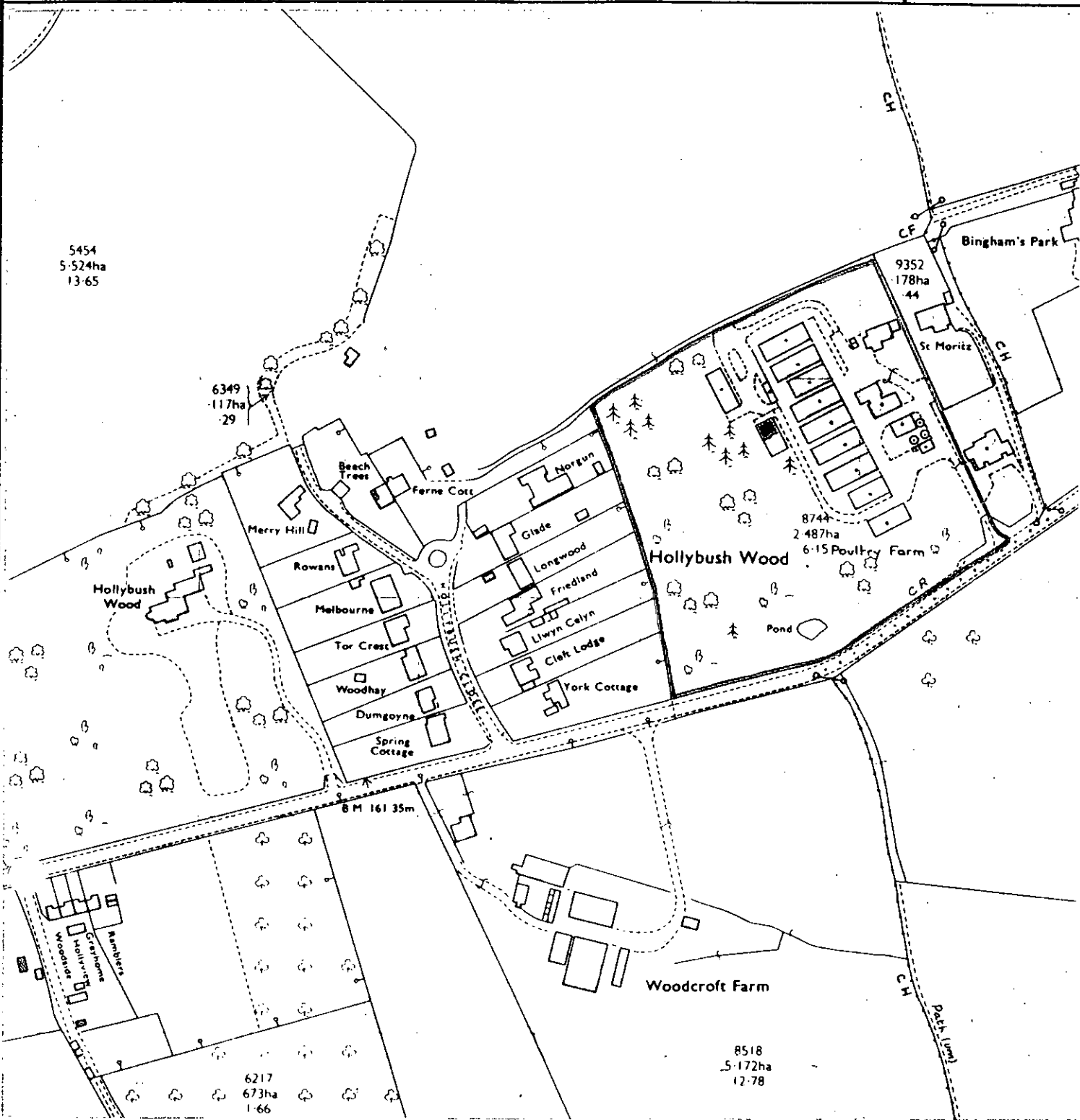
BS/L.247

[File Ref: /BS.5]

LOCATION

UNIT 'C'

G.E. BIGGS & SON , POTTEN END HILL , POTTEN END.



PLAN REFERRED TO IN ENFORCEMENT NOTICE
DATED

C.G.B. Barnard
Chief Planning Officer
Dacorum Borough Council
Hemel Hempstead

Scale 1:2500
Plan no.