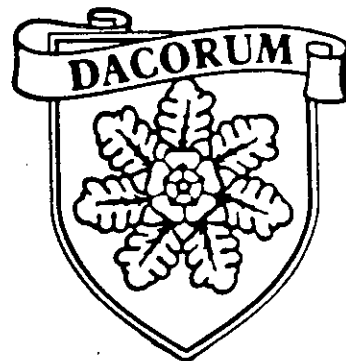


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1558/95

D Harrison  
20 Brownlow Lane  
Cheddington  
Leighton Buzzard  
Beds

B E Smedley  
16 Neptune Drive  
Hemel Hempstead  
Herts  
HP2 5QQ

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land off Bulbourne Road, Tring, Herts

BOATING MARINA, CAR PARK, FOOTBRIDGE AND ALTERATIONS TO TOW PATH AND ANCILLARY BUILDINGS

Your application for *full planning permission* dated 24.10.1995 and received on 12.12.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

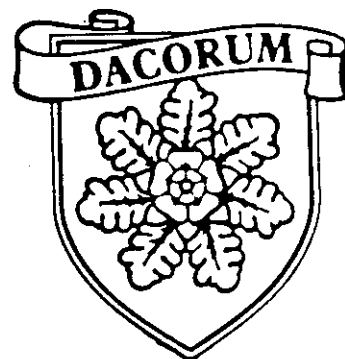
Director of Planning

Date of Decision: 28.03.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1558/95

Date of Decision: 28.03.1996



1. The site is within the Metropolitan Green Belt on the Dacorum Borough Local Plan wherein permission will only be given for use of land, the construction of new buildings, 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. The proposed development is excessive in scale and inappropriate in a Green Belt.
  - (i) The proposed basin, car parking, access road and ancillary facilities cannot be described as a small scale facility for participatory sport and recreation.
  - (ii) The proposal to incorporate fifteen residential moorings within the site is contrary to policies within the Development Plan and insufficient justification has been put forward to outweigh the harm to the area that would result if permission were granted.
2. The adopted Dacorum Borough Local Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed development is unacceptable in the terms of this policy.