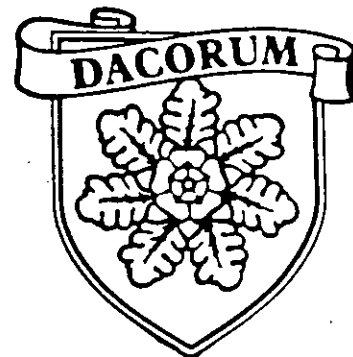


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1653/96

Cow Roast Marinas  
Cow Roast Marina  
Tring  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Cow Roast Marina, Tring, Herts

EXTENSION TO MARINA FOR 8 RESIDENTIAL BOATS AND CHANGE OF USE OF 22 EXISTING  
LEISURE MOORINGS TO RESIDENTIAL

Your application for *full planning permission* dated and received on 13.12.1996  
has been **REFUSED**, for the reasons set out on the attached sheet(s).

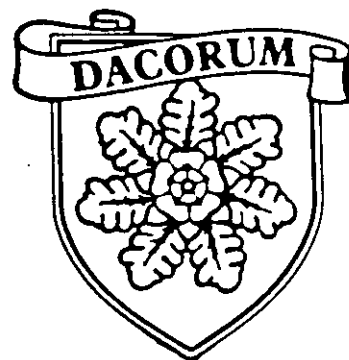
Director of Planning

Date of Decision: 13.02.1997

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1653/96

Date of Decision: 13.02.1997



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 exiting buildings for agricultural or other essential purpose 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 for the following reasons:
  - (i) the proposed extension to the basin cannot be described as a small scale facility for participatory sport and recreation.
  - (ii) The proposal to incorporate thirty residential moorings within the site is contrary to policies within the Development Plan and no justification has been put forward to outweigh the harm to the area and to the Green Belt policy 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.