

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Fairview Estates Ltd.,
50 Lancaster Road,
Enfield,
Middx.

Messrs. Irons, Cobert & Styles,
2 River Front,
Enfield,
Middx.

79 houses with garaging and parking

at Grove Road/Wingrave Road, Tring

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 14th November 1979 and received with sufficient particulars on 14th November 1979 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 release of this land for residential development would be premature in the light of the rate of housing construction in relation to the control levels as set out in the County Structure Plan which contains, as part of the statement for each Policy Area, control levels relating to the provision of housing over the plan period. The control totals for the first five year period from 1976 for West Herts Policy Area have already been exceeded in the first three years since the submission of the County Structure Plan. If this rate of development is continued the supply of land available for residential development will be exhausted before the end of the plan period. In order to ensure a flow of land to the construction industry in accordance with housing needs, residential development must be carried out in accordance with a programme which can only be achieved by the regular phased release of land with planning permission.

Dated 6th day of December 1979

/CONT'D OVER

Signed.....

Director of Technical Services

Designation

2. The development of the site in the manner proposed, entirely with 3 and 4 bedroom dwellings does not contribute to the known housing needs of the West Hertfordshire Policy Area, which include provision of housing for young couples, elderly and single households. The proposed development is unsatisfactory in its present form since it does not reflect the needs of these differing forms of small households by the provision of a proportion of smaller dwellings within the proposed estate.

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, Whitehall, London, S.W.1.) 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.

4/1674/79

COPY

① TO TEAM 2
12.12.79

② TW Register

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Department of the Environment
Room 11106
Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321 Direct line 0272-218714
Switchboard 0272-218811

Director of Technical Services

Oacorum D.C.

Civic Centre

Hemel Hempstead

Herts

Your reference

4/1199/72

Our reference

APP/5252/A/79/10140

Date

11 DEC 79

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL By Fairnew Estates Ltd,

I refer to the above-mentioned appeal which is to be the subject of a local inquiry at 10.00am/pm on Tuesday 22 January 1980 at Civic Centre, Hemel Hempstead.

The council are reminded of the provisions of the Inquiries Procedure Rules under which the local planning authority must, at least 28 days before the inquiry, serve on the appellant and on any section 29 parties a written statement of the submissions which they propose to put forward at the inquiry, and supply a copy of the statement to the Secretary of State.

If however the council are unable to comply with the Rules in this respect you are requested to inform the Department as soon as possible and indicate the council's intentions in the matter.

Yours faithfully

L. Roy
MRS. L. ROY
TCP 207G

TECHNICAL SERVICES DEPT.	
PLANNING SECTION	
	12 DEC 1979
FILE No.	DATE

Bt1 16871/3/2 2m 1/78 BL

RING