

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1723/91

G Gadston  
Cock & Bottle  
Great Gaddesden  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Bishops Tip Adj.Cock&Bottle, Church Meadow Gt Gaddesden,

CHANGE OF USE OF LAND TO FORM CAR PARK AND FORMATION OF VEHICULAR ACCESS

Your application for *full planning permission* dated 17.12.1991 and received on 30.12.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

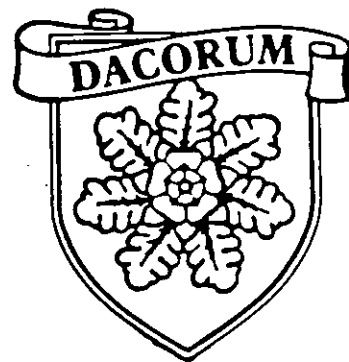
Director of Planning

Date of Decision: 06.02.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1723/91

Date of Decision: 06.02.1992



1. The site is within a rural area beyond the Green Belt on the adopted Dacorum District 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. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The adopted Dacorum District 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. The proposed development is unacceptable in the terms of this policy.
3. The proposal is not supported by evidence of local need sufficient to satisfy Policy 5 of the Dacorum Borough Local Plan Deposit Draft.
4. The proposal would have a seriously detrimental effect on the general character and amenity of a designated Conservation Area which lies adjacent to the site.
5. The proposal would have a seriously detrimental effect on the flora and fauna of this site and the adjacent nature reserve, and would be contrary to the aims expressed in Policy 97 of the Dacorum Borough Local Plan Deposit Draft.