

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



**DACORUM BOROUGH COUNCIL**

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To Dave Clout DPC Eng.  
Unit 30  
Wards Industrial Estate  
Bourne End  
Hemel Hempstead  
Herts

Mr J Lewis  
117 Chambersbury Lane  
Hemel Hempstead  
Herts

.....Erection of Industrial Building (Replacement).....  
.....  
at Unit 30 Bourne End Mill, Bourne End Lane,  
.....  
.....Hempstead, 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 .....16.8.88..... and received with sufficient particulars on .....26.9.88..... 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 proposed development is excessive on a site which is inadequate to satisfactorily accommodate the proposal together with the necessary amenities and vehicle parking facilities. Furthermore, the additional industrial floorspace created will give rise to further vehicles visiting the site thereby aggravating the already unacceptable traffic conditions in Bourne End Lane.

Dated ... Tenth..... day of ..... November ..... 19 88

Signed..... *Wm Barnard* .....

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.

4/1796/88. ERECTION OF INDUSTRIAL BUILDING.  
 UNIT 30, BOURNE END MILL, BOURNE END LANE, HEMEL HEMPSTEAD.  
 APPLICANT: D CLOUT

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DESCRIPTION - It is proposed to demolish an existing industrial building of approximately 76 sq m and replace it with a new building of 180 sq m. The site itself measures approximately 285 sq m and is situated at the periphery of the Mill complex having direct access to Bourne End Lane where it adjoins the south-eastern boundary of the site. The proposed building will be portal framed with steel cladding and will measure 14 m x 12.5 m with a height of 8.5 m. Parking space for 2 cars is indicated.

POLICIES

Hertfordshire County Structure Plan 1986 Review

Policies 1, 47 and 73

Dacorum District Plan

Within Metropolitan Green Belt, Policies 1, 18 and 19

REPRESENTATIONS

None to date

CONSIDERATIONS - It is clear that the current situation at Bourne End Mills is giving rise to considerable public unrest, due primarily to the use of Bourne End Lane as the sole vehicular access to the site. With this in mind the possibility of additional development is viewed with some concern. The proposed building will occupy almost 75% of the total site area and using current parking standards would require 5 spaces, but only two can be accommodated satisfactorily.

✓ RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reason:

The proposed development is excessive on a site which is inadequate to satisfactorily accommodate the proposal together with the necessary amenities and vehicle parking facilities. Furthermore the additional industrial floorspace created will give rise to further vehicles visiting the site thereby aggravating the already unacceptable traffic conditions in Bourne End Lane.

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