

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To

Jarvis Indcom Ltd.
212 Station Road
Harpenden
Herts.

Mark Jennings Partnership
Clare Lodge
Hollybush Lane
Harpenden
Herts

Two light industrial units, ancillary
offices, provision of vehicular access and
associated parking area
at Land between Grand Union Canal and Railway Line, ...
River Park Industrial Estate, Billet Lane,
Berkhamsted, 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 4. December 1989 and received with sufficient particulars on 28 December 1989 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

1. This proposal for industrial development is in conflict with the provisions of Policy 29 of the Draft Dacorum Borough Local Plan Review, 1990 (currently the subject of public consultation), which identifies the site as a possible location for the provision of the Berkhamsted Household Waste Site. In the opinion of the local planning authority, the proposed development for industrial purposes would prejudice the implementation of the said proposal which is necessary to ensure the proper planning and development of Berkhamsted Town Centre.

Cont.

Dated day of 19

Signed..... *Wm Barnard*

Chief Planning Officer

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 the date 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.

4/2100/89

2. A grant of planning permission for this proposal would be premature pending the identification of the most suitable location for a household waste site in Berkhamsted in view of the limited options available and the established suitability of this site for this purpose in view of the extant planning permission (Ref. 4/0458/87).

Dated 26 April 1990

Signed

Colin Barnard

Chief Planning Officer