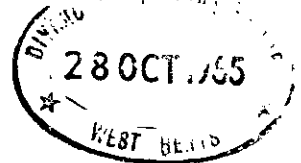


ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF
URBAN DISTRICT OF
RURAL DISTRICT OF **BERKHAMSTED.**

TOWN & COUNTRY PLANNING ACT, 1962

To Essential Auto Accessories Ltd.
c/o Uxbridge Service Station Ltd.,
Cowley Mill Road,
Uxbridge,
Middx.



Office and toilet accommodation for motor vehicle sales,
at Cow Roast, London Road, Tring.

Brief description and location of proposed development.

In pursuance of their delegated powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council on behalf of the Local Planning Authority hereby refuse the development proposed by you in your application dated 30th April, 1965. and received with sufficient particulars on 5th May, 1965. and shewn on the plan(s) accompanying such application.

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

- 1. The site of this application is within the proposed extension of the Metropolitan Green Belt where it is the policy of the Local Planning Authority to permit new building outside existing settlements only in the most exceptional circumstances unless required for agricultural or allied purposes. Although there is an existing use of a car-breakers' business established on the site, the application is for the erection of office and toilet buildings not related to the existing use but required for the purpose of and in connection with a business of motor vehicle sales which the applicant proposes to establish on the site. The Local Planning Authority are opposed to any proposal involving the establishment of such a use on the site. The erection of buildings for such a purpose (and the change of use itself) would be an undesirable intrusion into a rural area proposed for inclusion in the Green Belt and would be in conflict with the Local Planning Authority's policy for Green Belt areas.

/cont'd.
overleaf

Dated 7th day of October 1965.

[Signature]
Clerk/Surveyor of the Council.

NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this refusal 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 by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such 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 provision of Section 17(1), 18(1) and 38 of the Act and 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 Minister of Housing and Local Government, 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 Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(4) In certain circumstances, a claim may be made against the local planning authority or the Minister of Housing and Local Government for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 and Part VI of the Town and Country Planning Act, 1962.

2. The site is affected by a proposed road improvement line.
3. A business of motor vehicle sales on the site would encourage greatly increased volumes of traffic to turn on and off the Trunk road at a point where through traffic is travelling particularly fast and thereby cause interference with the safety and free flow of traffic on the Trunk road.