

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Parish~~ ~~Urban District~~ RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. Chiltern Chickens Ltd., C/o 4, Little Green, Croxley Green, Herts.

RECEIVED JAN 16 1963

Use of land for erection of agricultural worker's dwelling at Shantock Hall Lane, Bovington, Herts. (Part of Parcel 224 on OS. HERTS. XXXIV111.1)

Brief description and location of proposed development.

In Pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, and under the COUNTY OF HERTFORD (Delegation of Planning Functions) Scheme, 1952, the Council on behalf of the Local Planning Authority hereby refuse the development proposed by you in your application dated 12/9/62 and received with sufficient particulars on 13/9/62 and shewn on the plan(s) accompanying such application.

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

The site is within a proposed extension of the Metropolitan Green Belt where it is the policy of the Local Planning Authority not to allow development unless it is required for agricultural or allied purposes. No such need has been proved.

Dated 4th day of December 1962.

Clerk/Surveyor of the Council. [Signature]

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 by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. 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 provisions of Section 14 of the Act and 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 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 Borough or 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 19 of the Town and Country Planning Act, 1947.

(3) 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 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.

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MINISTRY OF HOUSING & LOCAL GOVERNMENT
Whitehall, London S.W.1.

APP/2142/A/67206
W/1827-62

24th July, 1963.



Gentlemen,

Town and Country Planning Act 1947 - Section 16
(now Town and Country Planning Act 1962 - Section 23)
Land at Shantock Hall Lane, Bovington
Appeal by Messrs. Chiltern Chickens Limited.

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. P. C. Williams, M.A., F.R.I.C.S., F.L.A.S., on the local inquiry into your clients' appeal against the decision of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of an agricultural worker's dwelling on land at Shantock Hall Lane, Bovington.

... 2. The Inspector, a copy of whose report is enclosed, stated that an agricultural worker's dwelling on the appeal site would be well screened and would not materially affect the appearance of the green belt. He was satisfied that for the efficient management of your clients' broiler chicken enterprise it was necessary for two of their employees to live near to or on the holding and that accommodation for both these persons did not exist at present. He recommended that the appeal be allowed.

3. The Minister agrees with the Inspector's conclusions. Although the appeal site is in the local planning authority's proposed extension of the metropolitan green belt he considers that there is sufficient justification for the erection of another house on this poultry farm. Accordingly he allows the appeal and hereby grants permission for the erection of an agricultural worker's dwelling on the appeal site subject to the following conditions:-

- (a) the occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture, as defined in section 221(1) of the Town and Country Planning Act 1962, or in forestry, and the dependents of such persons:
- (b) the siting, design and external appearance of the building and the means of access shall be as may be agreed by the local planning authority, or in default of agreement, as shall be determined by the Minister.

4. This letter does not convey any approval or consent required under any enactment, byelaw, order or regulation other than section 13 of the Town and Country Planning Act 1962.

I am, Gentlemen,
Your obedient Servant,

(Miss E. M. BARBER)
Authorised by the Minister to
sign in that behalf.

Messrs. F. J. Thompson and Co.,
4 Little Green,
Croxley Green,
Hertfordshire.