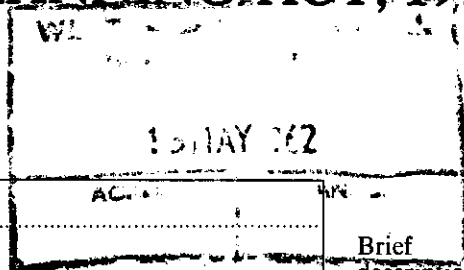


ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. D. Gilbert, Greenways, Chesham Road, Bovington.



Garage and Filling Station at Ley Hill Road, Bovington, Herts. (Part Parcel 220 on OS.HERTS.XXXV.111.1)

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 24/10/61 and received with sufficient particulars on 9/11/61 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 the proposed development is in an area defined by the Local Planning Authority as a proposed extension to the Metropolitan Green Belt under the provisions of Circular No.42/55. To preserve the rural character of the area it is the Local Planning Authority's policy to restrict new development to that essentially required either for agricultural purposes or for local community needs. The proposal involves an intensification and extension of a commercial use which was permitted only to meet the particular needs of the applicant's business and in the opinion of the Local Planning Authority the development now proposed represents undesirable new building in the Green Belt.
2. The establishment of a petrol filling station on the frontage of the land would constitute an unwarranted intrusion in a rural area as there are adequate petrol filling facilities in the locality.

Dated 20th day of March 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.

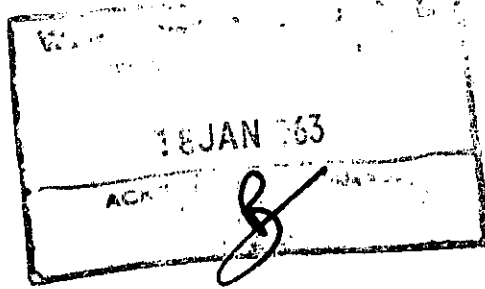
(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot 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.

COPY

THE MINISTRY OF HOUSING AND LOCAL GOVERNMENT
WHITEHALL, LONDON S.W.1.

Ref: 2142/A/58164
W/2171-61



26th October 1962.

Sir,

Town and Country Planning Act 1947 - Section 16
Land at Ley Hill Road, Bovington.

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. B. Pearson, A.M.I.Mun.E., A.M.T.P.I., on the local inquiry into your appeal against the decision of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to refuse permission to develop land at Ley Hill Road, Bovington as a garage, filling station, car hire and coach hire depot.
2. The Inspector, a copy of whose report is enclosed, recommended that the appeal be dismissed for the following reasons:-
 - (1) The proposed development would consolidate and expand a business which was an inappropriate use of land within a rural area and within the proposed green belt.
 - (2) The planning objections to the development were not overridden on the grounds of need.
3. The Minister agrees with the findings of his Inspector and accepts his recommendation; accordingly he dismisses your appeal.

I am, Sir,
Your obedient Servant,

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

D. Gilbert, Esq.,
"Greenways",
Chesham Road,
BOVINGDON,
Herts.