

H.C.C. Code No. W/2193/64  
L.A. Ref. No. 160/64

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~BOROUGH OF~~  
URBAN DISTRICT OF TRING  
~~XXXXXXXXXXXX~~

TOWN & COUNTRY PLANNING ACT, 1962

To B.S. Revell, Esq.,  
38, Park Road,  
TRING, Herts.

Proposed Motor Service Station comprising  
pumps and garage at  
\* 16, Longfield Road, Tring, Herts.

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 16.9.64. and received with sufficient particulars on 17.9.64. 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 filling station is within a residential area on the approved Tring Town Map and the use proposed does not conform with the Town Map zoning.
- 2. The proposed use would be detrimental to the amenities of the locality, which is predominantly residential in character, due to noise, fumes and smell.
- 3. The siting of the filling station on a sharp bend in Longfield Road is likely to increase the hazard to other road users due to cars entering and leaving the site.
- 4. The car parking arrangements shown on the deposited plan are totally inadequate by reason of their size and the lack of manoeuvring space.

Dated 22nd day of October, 19 64.

*[Signature]*  
Glenn 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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

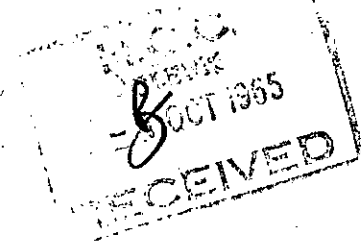
Telephone: TRAFalgar 8020 , ext. 130

Please address any reply to

THE SECRETARY

and quote: APP/1743/A/92349

Your reference: JBB/PHP.3871



W/2193-64

30 SEP 1955

Sir,

Town and Country Planning Act 1962: Section 23  
Appeal by Mr. B. S. Revell

1. I am directed by the Minister of Housing and Local Government to refer to the report of his Inspector, Mr. L. Cook Hall, A.M.I.Mun.E., M.T.P.I., A.R.S.H., on the local inquiry into your client's appeal against the refusal of the Tring Urban District Council, acting on behalf of the Hertfordshire County Council, to permit the erection of a motor service station comprising pumps and garage on land at No. 16, Longfield Road, Tring.

2. The Inspector, a copy of whose report is enclosed, concluded that the appeal site was not a suitable one for a motor service and petrol filling station. The site had a total frontage of only sixty-six feet which would provide insufficient manoeuvring space and be likely to result in vehicles being parked on the highway. The appeal site was within a predominantly residential area and a motor service and petrol filling station together with a car hire service would be detrimental to the amenities of the locality by reason of noise, fumes and smell. Any condition to regulate the hours of work on the site or the supply of petrol would be difficult to enforce. The siting of a station so near a sharp bend in Longfield Road and opposite a junction with Longfield Gardens would add to the existing hazards and be a source of danger or obstruction to pedestrian and vehicular traffic. The Inspector did not consider that the need for a motor service and petrol filling station at this point was so great as to outweigh these disadvantages. He recommended that the appeal be dismissed.

3. The Minister agrees with the Inspector's conclusions and accepts his recommendation; accordingly he hereby dismisses your client's appeal.

I am, Sir,  
Your obedient Servant,

H. C. HOLLINGTON

(H. C. HOLLINGTON)  
Authorised by the Minister  
to sign in that behalf.

R. H. Faulkner, Esq., F.R.I.C.S., F.A.I.  
43, Market Street  
WATFORD  
Herts.

✓

*[Handwritten signature]*