

H.C.C.
Code No. W/2846/64
L.A.
Ref. No. BR/147/64

ADMINISTRATIVE COUNTY OF HERTFORD

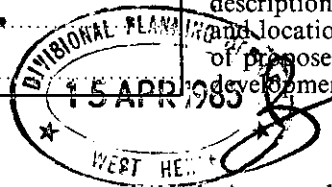
The Council of the ~~Borough of~~
~~Urban District of~~
RURAL DISTRICT OF BERKHAMSTED.

TOWN & COUNTRY PLANNING ACT, 1962

To Mr. A. Batchelor,
The Haven,
Ringshall,
Nr. Berkhamsted.
per P. Fountains, Esq.,
27 Castle Street,
Berkhamsted.

Proposed off licence with living accommodation adjoining
at Ringshall Laundry, Beacon Road, Ringshall, Nr.
Berkhamsted.

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 3rd December, 1964, and received with sufficient particulars on 8th December, 1964, 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 an area of Great Landscape Value and 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 other essential local needs. No such need has been proved.

Dated 6th day of April 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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locaplan, Parl, London

Telephone: TRAFALGAR 8020

, ext. 79

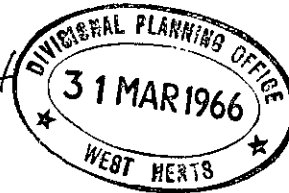
Please address any reply to

THE SECRETARY

and quote: APP/1919/A/95933

Your reference:

W/2846-64



- 2 FEB 1966

Sir,

Town and Country Planning Act 1962 - Section 23
Appeal by Mr. A. Batchelor

1. I am directed by the Minister of Housing and Local Government to refer to the report of his Inspector, Mr. A. D. Hawkins, A.R.I.C.S., A.A.I., on the local inquiry into your client's appeal against the refusal of the Berkhamsted Rural District Council, acting on behalf of the Hertfordshire County Council, to permit the erection of an off-licence with living accommodation on land adjoining Ringshall Laundry, Beacon Road, Ringshall, (application no. BR/147/64).

... 2. The Inspector, a copy of whose report is enclosed, was of the opinion that the erection of an off-licence with living accommodation between two of the scattered dwellings along this minor road would add to the sporadic development in this rural area and would be inappropriate in an area which was rightly included in an area of great landscape value and was also in the proposed extension to the metropolitan green belt. Although the site was part of a plot which was the subject of a planning permission given in 1953 for the erection of a public house, the green belt policy had been adopted for this area since that date and the Inspector was satisfied that the need for the proposed development did not override the general presumption against unrelated development in an area of proposed green belt. 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,

A. C. HOLLINGTON

(H. C. HOLLINGTON)

Authorised by the Minister
to sign in that behalf

P. Fountaine, Esq.
27 Castle Street
BERKHAMSTED
Hertfordshire