

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Rougham~~ URBAN DISTRICT OF TRING ~~Rougham~~

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Superior Oil (U.K.) Ltd., Chestergate House, Vauxhall Bridge Road, LONDON, S.W.1.

Exploratory boring operation, at West Leith, Tring, Herts.

Brief description and location of proposed development.

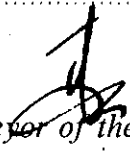
In pursuance of their delegated powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council on behalf of the Local Planning Authority hereby permit the development proposed by you in your application dated 14.12.64. and received with sufficient particulars on 16.12.64. and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- 1. This permission shall be limited for a period expiring on the 31st December, 1966 or before the expiration of which period the use shall be discontinued unless the Local Planning Authority shall previously have approved continuance of the use for a further period.
2. On completion of operations all buildings, structures, soil, debris etc. shall be removed from the site and the land shall be restored to its original form.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

1. The site of the development is within a proposed extension to the Metropolitan Green Belt where it is the policy of the Local Planning Authority to allow only development for agricultural or allied purposes and permission is given having regard to the special needs of the applicant.
2. In order that the condition and appearance of the site shall not adversely affect the visual amenities of the area which is in an area of Great Landscape Value.

Dated 25th day of March, 1965.


~~xxxxxx~~ Clerk/Surveyor of the Council.

NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this decision 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 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 provisions 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 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

4th September, 1963

SIR,

RECOVERY OF PLANNING COMPENSATION

1. I am directed by the Minister of Housing and Local Government to draw your attention to paragraphs 8 and 9 of Circular No. 40/55 and to ask once again for the assistance of local authorities in bringing to his notice any development of land in respect of which compensation may be recoverable under the provisions of the Town and Country Planning Act 1962.
2. The cases concerned are cases in which compensation has been paid under the Town and Country Planning Acts of 1954 and 1962 on account of depreciation in the value of land caused by the refusal of planning permission, the grant of permission subject to conditions or the revocation or modification of planning permission; and cases in which payment has been made under section 59 of the Town and Country Planning Act 1947, in respect of war-damaged land with development value. These payments are registrable in the Register of Local Land Charges and may be recoverable under section 113 of the 1962 Act if the land is subsequently developed.
3. The Minister depends mainly on local authorities to bring to his attention cases in which development takes place, but it is clear from the number of cases that have come to his notice in other ways that the present arrangements are not working very successfully. He suggests that the simplest course would be for local authorities to send him a copy of every planning permission for the development of land which includes or forms part of any area in respect of which there is a registered charge of the kind referred to above. It would then be for him to follow up cases in which recovery seemed likely to be appropriate; in some cases this might entail a later approach to the local authority for further information, e.g. to ask whether development had actually begun.
4. The proposed arrangement is intended to supersede that described in paragraphs 8 and 9 of Circular No. 40/55, whereby local authorities were asked to inform the Minister when development actually took place. It will involve close co-operation between the authorities and officers responsible for the issue of planning decisions and for the maintenance of the Local Land Charges Register, but the Minister thinks that a routine procedure of this sort will prove simpler to operate than the present arrangement and at the same time more effective.
5. The Minister realises the work involved in identifying planning permissions relating to land in respect of which a compensation payment is registered in the Register of Local Land Charges. If a local authority finds it more convenient to check planning per-

missions granted against that register in batches at, say, three to six monthly intervals, he would have no objection to the short delay in forwarding planning permissions that this procedure would involve.

I am, Sir,

Your obedient Servant,

J. CROCKER,

Under Secretary.

The Clerk of the Authority.

*Local Authorities
England and Wales*

(15536/1/49)

Note: In Wales and Monmouthshire any communication in regard to this circular should be addressed to the Welsh Secretary, Welsh Office and Officer for Wales of the Ministry of Housing and Local Government, Cathays Park, Cardiff.

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