

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Tripe & Wakeham, Agents for Messrs. Taylor Woodrow Property Co. Ltd., 16, Fitzhardinge Street, LONDON, W.1.

New market square, with shops and supermarket and flats over, with car parking and servicing at rear, land between 53 and 54, High Street, and Nos. 54, 55, 56 and 57, High Street with land at rear, Tring.

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 13th August, 1965. and received with sufficient particulars on 18th August, 1965. 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 proposed redevelopment would be premature until the Central Area Plan for Tring is prepared and agreed as there is no certainty at the present time that the proposed development would conform to land use and highway proposals which in due course will be made for the central area of the town.
2. The Tring Town Map is under reconsideration and it is not possible at the present time to determine the extent and location of further shopping facilities for the town. The proposed redevelopment, if carried out in advance of the revised proposals for the town, might well prejudice the location of further shopping facilities to meet the needs of the town.

Dated 28th day of September, 1965.

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: Uniplan, Para London  
 Telephone: 7327, 7328, 7329, 7330, 7331, 7332, 7333, 7334, 7335, 7336, 7337, 7338, 7339, 7340, 7341, 7342, 7343, 7344, 7345, 7346, 7347, 7348, 7349, 7350, 7351, 7352, 7353, 7354, 7355, 7356, 7357, 7358, 7359, 7360, 7361, 7362, 7363, 7364, 7365, 7366, 7367, 7368, 7369, 7370, 7371, 7372, 7373, 7374, 7375, 7376, 7377, 7378, 7379, 7380, 7381, 7382, 7383, 7384, 7385, 7386, 7387, 7388, 7389, 7390, 7391, 7392, 7393, 7394, 7395, 7396, 7397, 7398, 7399, 7400

Reference is made to your letter of 11/11/52  
 and your letter of 11/11/52  
 Your letter of 11/11/52

906

31.

Town and Country Planning Act 1947: Section 23  
Appeal by Taylor Woodrow Property Company Limited  
land between Nos. 51 and 53, High Street  
and Nos. 54, 56 and 57, High Street  
with land at rear, Tring

I am directed by the Minister of Housing and Local Government to refer to the report of the Inspector, Mr. V. H. Lewis, A.R.P., B.A., M.P.F.I., on the local inquiry into your clients' appeal against the decision of the Tring Urban District Council, acting on behalf of the Hertfordshire County Council, to refuse planning permission for a shopping square with shops, supermarket and flats over with car parking and parking at rear on the land described in the heading to this letter. Appeal on Refs: 11/17/52 and 11/18/52.

A copy of the Inspector's report is enclosed.

The Inspector in his concluding remarks said that he was of the opinion that doubt still existed as to the target population figure for the shopping catchment area which Tring is to continue to serve, and upon that factor would depend the extent and location of the future shopping facilities in the central area and elsewhere. The inclusion and official consideration of a Central Area Plan, of which proposals for the provision of these facilities would form a part, would not be long delayed, and the Inspector felt that it would be expedient, without causing undue hardship to your clients or local residents, to await the outcome of those considerations and the approval of a finalised comprehensive scheme before committing the appeal site to a use of the nature and extent of that now proposed. The Inspector recommended that the appeal be dismissed.

In view of the local planning authority's well-advanced proposals for central area redevelopment in Tring which, with respect to improved shopping facilities, will be based on a target population figure yet to be formally agreed, no reason is seen to disagree with the Inspector's opinion that the approval of a development of the nature and extent proposed for the appeal site would be premature at the present time. The Minister therefore accepts the Inspector's recommendations accordingly and hereby dismisses the appeal.

Yours faithfully,  
 Your obedient Servant,

Howard Sharp Esq., F.A.I.  
 1285 High Road  
 Whetstone  
 LONDON, N.20

(H. C. HOLLINGTON)

Authorised by the Minister  
 to sign in that behalf.

*Noted  
 11/11/52  
 H.C.H.*

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The Council of the BOROUGH OF ... URBAN DISTRICT OF TRING ... RURAL DISTRICT OF ...

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Dated 28th day of September, 19 65.

Surveyor of the Council.

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