

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~BOROUGH OF~~
~~URBAN DISTRICT OF~~
RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1962

To Mr.S.R.Abbott,
82, London Road,
St.Albans.

Use of land to station a caravan
at Crofts, Old Watling Street, Flamstead, Herts. (Part Parcel 137 on OS.HERTS.XXVII.5)

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 14/9/65 and received with sufficient particulars on 14/9/65 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 a proposed extension to 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 allied purposes. No such need has been proved.

Dated 5th day of October 1965

[Signature]
Clerk/Surveyor of the Council.

SEE NOTES OVERLEAF

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.

1975/65
1979/65

MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locaplan, Parl, London

Telephone: TRAFALGAR 8020

, ext. 328

Please address any reply to

THE SECRETARY

and quote:

APP/2142/A/3277 and 3476

Your reference:

8 JUL 1966

Sir,

Town and Country Planning Act 1962 Section 23
Appeals by Mr. S. R. Abbott

RM

1. I am directed by the Minister of Housing and Local Government to say that consideration has been given to the report of his Inspector Mr. G. N. Maynard, F.R.I.C.S., M.I.C.E., M.T.P.I., on the local inquiry into your client's appeals against the decision of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to refuse planning permission for (a) the use for the stationing of a caravan and (b) the erection of a bungalow on land at Crofts, Old Watling Street, Flamstead.

2. A copy of the Inspector's report is enclosed.

3. The Inspector in his conclusions said that the proposed developments would be contrary to the intentions of the development plan and to the accepted principles of planning control within a proposed green belt. Although the appellant's personal circumstances merited sympathetic consideration and weighed heavily in his favour, these were not so overwhelmingly exceptional as to override the planning objections, and the need to confine new development in this area to the villages allocated for the purpose. The fact that there was adjacent development which was inappropriate to the area and which was already within the proposed green belt should not be regarded as justification for the permission now sought, notwithstanding that the appearance of the site might be improved. The Inspector recommended that the appeal be dismissed.

4. The Minister has not yet given formal approval to the local planning authority's proposals for an extension of the metropolitan green belt in Hertfordshire, which are now before him as part of the review of the county development plan: nevertheless the planning authority are, with his general agreement, exercising control of development within the extended area as if it were in the approved green belt. The Minister sees no reason to disagree with the Inspector's conclusions on the proposals under appeal and he accepts his recommendation; accordingly he hereby dismisses both appeals.

I am, Sir,
Your obedient Servant,

(H. C. HOLLINGTON)

Authorised by the Minister
to sign in that behalf.

R. N. Faulkner Esq.
43 Market Street
WATFORD
Herts.

[Handwritten signature]

R
25/7

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