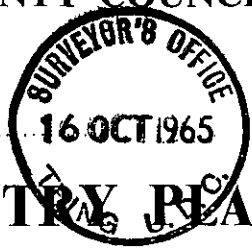


**HERTFORDSHIRE COUNTY COUNCIL**

To the Surveyor of the

Tring U. D. C.



H.C.C.  
Code No. W/2142/65  
L.A.  
Ref. No. 162/65

Date 15th October, 1965.

**TOWN & COUNTRY PLANNING ACT, 1962**

Demolition of existing cottages and shops and erection  
at of lock-up shops with flats over 33-41 Western Road,  
Tring.

Brief  
description  
and location  
of proposed  
development.

- a) The above application dated 8.10.65. is deemed as received with sufficient particulars on the 11.10.65. (date) and the Statutory Period will expire on the 10.1.66. (date). The official notice form ~~I.W.F.3~~ I.W.F.3A may now be sent to the Applicant.
- (b) The above application dated ..... does not contain sufficient particulars. Will you please obtain the following further information:—
- (c) I consider that this application or proposal falls within the terms of the Appendix to the Schedule of the Delegation Agreement Article 2Eb .....; I shall ..... make a recommendation in due course.
- (d) I consider the application or proposal falls to be dealt with by your Council under the Delegation Agreement.  
As requested, I will make a recommendation in due course.\*

*J. F. Randall*  
Divisional Planning Officer,  
Western Division.

\* Delete as necessary

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Bucks County~~.....

URBAN DISTRICT OF TRING.....

~~Rural District of~~.....

TOWN & COUNTRY PLANNING ACT, 1962

To R.W. Austin, Esq., "Kibigori", Upper Icknield Way, Aston Clinton, Nr. Aylesbury, Bucks.

Demolition of existing cottages and shops and erection of lock-up shops with flats over, at 33 - 41, Western 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 8.10.65. and received with sufficient particulars on 11.10.65. 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 is shown on the approved Tring Town Map within a primarily residential zone. The proposed development would not therefore accord with the provisions of the Tring Town Map.
2. The Review Tring Town Map now before the Minister for his approval includes a Central Area within which it is proposed to provide for the main shopping needs of the town. The application site is outside the Central Area and the proposed shops would be additional to the shopping provision likely to be made and to be adequate for the needs of the town.
3. In the opinion of the Local Planning Authority the site is too small to satisfactorily accommodate shopping development having regard to the necessity of providing space for the loading and unloading of service vehicles and car parking in connection with the proposed use of the site and in order to obviate vehicles associated with the proposed development standing on adjacent and nearby highways.
4. The Minister of Transport has stated that there shall be no direct vehicular access from the site to the A.41 trunk road. The Highway Authority is therefore of the opinion that the vehicular traffic associated with the proposed development would cause congested and dangerous traffic conditions in Henry Street which is a narrow 'one-way' residential street with a carriageway of only 13 ft. average width and two footpaths of only 2 ft. average width. The direction of vehicular traffic in Henry Street being from the trunk road to King Street.

Dated Eighteenth day of February, 1966.

Clerk/Surveyor of the Council. (Signature)

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.