

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Dependable Delivery Ltd., Markyate Road, Slip End, Nr. Luton, Beds.

Use of land for Vehicle Storage at Keepers Cottage, Birchin Grove, Pepperstock. (Part Parcels Nos. 11 & 13 on OS. HERTS. XIX. 13.)

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 14/10/65 and received with sufficient particulars on 19/10/65 and shewn on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

The application site is within a proposed extension of the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to allow development only for agricultural or allied purposes.

The proposed use of the site for the storage of vehicles would not accord with the said policy and the use would be likely to be detrimental to the visual amenities of the locality.

Dated 16th day of November 1965

Clerk/Secretary of the Council. [Signature]

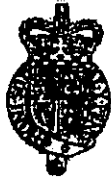
NOTE.

(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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

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Telephone: TRAFALGAR 8020 , ext.

W/2210/65



Please address any reply to

THE SECRETARY

and quote:

APP/2142/A/1606 and 6323

Your reference:

O/LH

- 6 JUL 1966

Gentlemen,

Town and Country Planning Act 1962: Section 23
Appeals by Mr. H. Lousada and Dependable Delivery Limited
Land at Keeper's Cottage, Half Moon Lane, Pepperstook

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. J. P. Jackson, A.R.I.B.A., A.M.T.P.I., who held a local inquiry into your clients' appeals against the decisions of Hemel Hempstead Rural District Council, acting on behalf of Hertfordshire County Council, to refuse planning permission for the storage of vehicles pending delivery instructions on the land described in the heading to this letter.

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

3. The Inspector in his conclusions said that although Dependable Delivery Limited appeared to be in need of more parking spaces to enable them to carry on their business in a satisfactory manner, that need was not so important as to justify the grant of planning permission for a form of land use which would be quite inappropriate within this pleasant rural area which was proposed to be included within an extension of the metropolitan green belt. The obvious place for such a use was within or adjoining one of the industrial areas of Luton or Dunstable. At the present time the appeal sites were not prominent when viewed from the surrounding countryside, but if they were to be covered with up to 1,000 parked vehicles of various sizes, shapes and colours these would be seen from a number of viewpoints and would appear as a foreign element in a pleasant rural scene. The sites were unused at the present time but could be put to some economic use which would be more appropriate to the area than that now proposed; the rubble surface of the sites would not prevent the land from being used for some intensive form of pig or poultry production as now appears to be carried out in the adjoining buildings at Keeper's Cottage. The Inspector recommended that both appeals be dismissed.

4. The Minister has not yet concluded his formal consideration of the local planning authority's proposals for the extension of the metropolitan green belt which have been submitted to him as part of the review of the development plan. Nevertheless, the planning authority are, with his general agreement, exercising control of development in the area in accordance with green belt policy. The Minister agrees with the Inspector's conclusions and he accepts his recommendation: accordingly he hereby dismisses both appeals.

I am, Gentlemen,
Your obedient Servant,

Messrs. Manning, Hoare and Dewar
Solicitors
11 West Street
DUNSTABLE
Beds.

(E. C. HOLLINGTON)

Authorised by the Minister
to sign in that behalf.