

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF WELWYN HATFIELD

IN THE COUNTY OF HERTFORD

To G.R.A. Property Trust Limited,  
White City Stadium,  
Wood Lane,  
W12. 7XU.

Fitzroy Robinson and Partners,  
77 Portland Place,  
London W1N 4EP.

Site for public golf centre incorporating Club House,  
driving range, two 9 hole golf courses and car park for  
200 cars at Hook Kennels, Coopers Lane Road,  
Pottery Bar, Herts.

Brief  
description  
and location  
of proposed  
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 2nd January 1975 and received with sufficient particulars on 6th January 1975 and shown on the plan(s) accompanying such application.

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

- 1. The proposed site is within the Broxbourne Woods Special Country Area within which facilities will be directed towards provision for quiet pursuits such as walking, riding and nature study. The proposed golf course would be contrary to this Policy by virtue of its introduction of an active recreational facility into such an area.
- 2. The existing provision of Golf Courses locally exceeds the stated requirements of the Eastern Sports Council and therefore the requirement for further golf courses in the Welwyn Hatfield District cannot be regarded as pressing and does not justify the provision of this course which is contrary to the objectives of the Broxbourne Woods Special Country Area.
- 3. The site is within an Area of Great Landscape Value, as defined in Hertfordshire 1981 and the proposed golf course site is very prominent when viewed across the valley from the A.121 Northaw Road West. The formation of the land into a golf course would introduce an alien and artificial element into this pleasant rural area and would therefore be detrimental to the character and appearance of this part of the Area of Great Landscape Value.

Dated 7th day of May 1975

Signed *[Signature]*  
Designation Controller of Technical Services.



## 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 refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain 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 statutory requirements, to the provisions 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 Secretary of State for the Environment 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 District Council in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
- (4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.