



The countryside charity
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Standing up for Hertfordshire's countryside

Joanna Woof
Planning and Building Control
St. Albans City and District Council
St. Peter's Street
St. Albans
Herts AL1 3JE

Our Ref:

Your Ref:

12th August 2020 (by email)

Dear Ms. Woof,

Application No. 5/2020/1470
Construction of two agricultural storage and fisherman lodge buildings
application (all matters reserved)
Hanrox Meadow Blunts Lane Potters Crouch St Albans Hertfordshire AL2 3NJ

CPRE Hertfordshire have concerns regarding this application for development in the Green Belt.

There is no Planning Statement or other explanatory material accompanying this application so we have had to respond on the basis alone, and past experience of applications relating to Hanrox Meadow.

Previous applications have established that the activities on Hanrox Meadows fall into two categories - agricultural and recreational fishing. The Town and Country Planning (General Permitted Development) (England) Order 2015 does not include recreational fishing in the definition of agricultural use.

As mixed use units, these buildings constitute inappropriate development in the Green Belt, requiring the applicant to demonstrate very special circumstances sufficient to overcome that inappropriateness and harm to the openness of the Green Belt.

If these proposed buildings were exclusively agricultural in use they could be constructed under the provisions of National Planning Policy Framework paragraph 145(a) and General Permitted Development Rights, but they are not, they are a hybrid of appropriate and inappropriate uses. As mentioned above, the applicant presents no justification for this or how they see the uses being reconciled in planning terms. In the absence of very special circumstances, this proposal should be rejected.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen

Registered Charity 1162419



Given that in April 2020 the Council refused Application 5/2020/0406 through which the applicant sought the change of use of the existing agricultural store on the site, from agriculture to flexible commercial use (again with insufficient supporting information), it is unfortunate that no explanation for the need for two further agricultural units is presented. The Council must satisfy itself on that point before determining the application.

Yours sincerely,

David Irving