SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H04/0883/97 Received:04-SEP-97 Type:OUTLINE

Name: The Governors of Cowley's Endowed School's Foundation
Clerks Office - B Smith & Co.
23 Market Place, Donington
Spalding, Lincs. PE11 4SX

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Residential development

Location : Land at rear of Cowley House & 29-35 Quadring Road Donington Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposed development has inadequate visibility at its junction with the busy A152 to serve depth development. Speed readings have been taken and in accordance with Planning Policy Guidance Note No. 13 visibility splays should be provided for the 85 percentile speed of vehicles. The speed measures gave an 85 percentile of 38 mph west to east and 41 mph east to west. For wet weather speeds the visibility splays required to provide a safe junction for this site are 2.5 metres by 120 metres. The available visibility is well below this dimension, particularly to the west. To allow this proposal would lead to vehicles emerging out onto this fast stretch of road with inadequate vision of oncoming traffic to the detriment of highway safety.

2 The proposed means of access runs between Cowley House and a pair of semi-detached dwellings. It is considered that the means of access is too close to these properties which will result in detriment to their residential amenities.

3 The visibility splay required is likely to result in a mature tree being felled to the detriment of the wider visual amenities of this part of Donington.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
30-OCT-97 H04/0883/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H04/0883/97 Received:04-SEP-97 Type:OUTLINE

Name: The Governors of Cowley's Endowed School's Foundation
Clerks Office - B Smith & Co.
23 Market Place, Donington
Spalding, Lincs. PE11 4SX

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Residential development

Location : Land at rear of Cowley House & 29-35 Quadring Road
Donington Spalding

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 The proposed development has inadequate visibility at its junction with the busy A152 to serve depth development. Speed readings have been taken and in accordance with Planning Policy Guidance Note No. 13 visibility splays should be provided for the 85 percentile speed of vehicles. The speed measures gave an 85 percentile of 38 mph west to east and 41 mph east to west. For wet weather speeds the visibility splays required to provide a safe junction for this site are 2.5 metres by 120 metres. The available visibility is well below this dimension, particularly to the west. To allow this proposal would lead to vehicles emerging out onto this fast stretch of road with inadequate vision of oncoming traffic to the detriment of highway safety.

2 The proposed means of access runs between Cowley House and a pair of semi-detached dwellings. It is considered that the means of access is too close to these properties which will result in detriment to their residential amenities.

3 The visibility splay required is likely to result in a mature tree being felled to the detriment of the wider visual amenities of this part of Donington.

29-OCT-97 Checked ....29/10...

Authorised to issue (inc Delegation)....29/10.