SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/1206/95 Received:14-DEC-95 Type:FULL

Name: Mr C H Carter
Station House
Hallgate
Fleet
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Change of use of part of haulage depot to residential mobile home site for 30 mobile homes
Location : Station House, Hallgate Fleet Spalding Lincs

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

1 The site is outside the confines of a settlement in an area of open countryside where new residential development is normally only permitted where there is an essential need to house farm workers near to their place of work. In the opinion of the Local Planning Authority therefore the circumstances of this case are not sufficient to justify permission, which would be contrary to Policies 7A and 9A of the approved Lincolnshire Structure Plan. These policies are in accordance with National Planning Policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it will encourage further similar proposals, which would then be difficult to resist.

2 The access to the site lacks adequate visibility and the approach roads to the site are inadequate in width and construction and lack street lighting to accommodate the traffic likely to be generated by the proposed development. As such, the proposed development would be contrary to the advice contained in Planning Policy Guidance Note No. 13 'Transport'. Furthermore, the proposed turning head is inadequate to cater for service vehicles and this could lead to such vehicles reversing onto the highway to the detriment of highway safety.

3 In the opinion of the Local Planning Authority the proposed residential mobile homes would have an unacceptably low level of residential amenity attaching to them by reason of nuisance and disturbance arising from the adjacent scrap yard and haulage depot.

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
07-FEB-96 H05/1206/95

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) FC.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

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

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02-FEB-96

AD check.....

Authorised to issue (inc Delegation).....