SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H07/0065/97 Received:24-MAR-97 Type:FULL

Name: Mr J Depear
29 West Drove North
Gedney Hill
Spalding
Lincs PE12 0NT

Agent: Karen Bradley, Architect
6 Plantation Road
Fakenham
Norfolk
NR21 8PL

Description: Erect new hay storage barn for retail/domestic purposes

Location : 29 West Drove North Gedney Hill
Spalding Lincs

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

1 The Lincolnshire Structure Plan (Alteration no. 2) seeks to preclude inappropriate commercial development in the open countryside. The scale of the proposed development is considered to be inappropriate in this rural location and therefore contrary to that plan.

2 The proposed development is contrary to the Deposit Draft of the District Local Plan which seeks, inter alia, to restrict retail development in the open countryside to that which is small scale and which cannot be undertaken in any nearby settlement.

3 The proposed use, if permitted, could generate additional traffic, particularly large commercial vehicles, on West Drove which is inadequate for two vehicles to pass in safety. Such vehicles when meeting oncoming traffic would have to either reverse back to a suitable passing area, to the detriment of highway safety, or overrun the existing verge and carriageway edges to the further detriment of both.

Director of Housing and Planning Services
07-MAY-97 H07/0065/97

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

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Spalding Lincs

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

1 Refuse permission.

1. The Lincolnshire Structure Plan (Alteration no. 2) seeks to preclude inappropriate commercial development in the open countryside. The scale of the proposed development is considered to be inappropriate in this rural location and therefore contrary to that plan.
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01-MAY-97 Checked .....

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