FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0650/96 Received:15-JUL-96 Type:OUTLINE

Name: Mr I K Forman
49 Cornfields
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling

Location : Cherry Tree Lane Holbeach
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 Holbeach Boundary of Development in an area where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to policies 5A, 6A and 7A 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, inter alia, preservation of the character of the countryside, the conservation of agricultural land and the economic provision of services. Further, in the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues it would encourage further similar proposals which would then be difficult to resist.

2 The proposed dwelling is located on the northern side of Cherry Tree Lane, which has a narrow carriageway of some 3.3 metres with no footways. This is inadequate for two vehicles to pass in safety and there are no areas for vehicles to wait to allow oncoming traffic to pass. To allow this proposal would increase the vehicular traffic along this narrow lane, increasing the occasions where vehicles could meet. Such situations would lead to vehicles having to make long reversing manoeuvres, to the detriment of highway safety. This would be particularly dangerous at the junction of Cherry Tree Lane with Pennyhill Road, close to the A17 Trunk Road.

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
09-SEP-96 H09/0650/96

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.

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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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06-SEP-96

Checked .....

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