FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/1025/95 Received:26-FEB-96 Type:OUTLINE

Name: Holbeach Farmer Educational Foundation c/o Mossop & Bowser
10 Spalding Road
Holbeach
Spalding Lincs PE12 7LP

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Use of land as one residential building plot, including siting, design and access
Location : The Chase, High Street Holbeach
Spalding Lincs

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

1 This site is served by a narrow private road which gains access to High Street between two buildings through an archway. The roadway is inadequate in width for two vehicles to pass and already serves the access to three properties on High Street, the public house car park, an existing dwelling, three dwellings currently being built, a commercial site and a pre-school play-school. To allow this proposal would further intensify the vehicular use of this private road, thereby increasing the occasions when vehicles will meet. On such occasions vehicles trying to enter the site will, when meeting vehicles leaving the site, have to stop, wait and even reverse out onto High Street, to the detriment of highway safety. There will also be a conflict between such vehicles and children attending the school. Additionally, there are no turning facilities for service/delivery vehicles, resulting in such vehicles having to reverse out onto High Street, to the detriment of highway safety.

2 In the opinion of the Local Planning Authority the development proposed would have a detrimental effect upon and prejudice the continued existence of the Beech tree immediately to the south, which is the subject of Holbeach Tree Preservation Order No. 21, 1995.

3 In the opinion of the Local Planning Authority the development of the site in the manner proposed would harm the existing appearance of this part of Holbeach Conservation Area in the sense that it would partially block the existing vista of the school building as one approaches along The Chase. Additionally, it would lead to the erosion of existing open space, to the detriment of the visual amenities of this part of the Conservation Area.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
11-APR-96 H09/1025/95

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) 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: H09/1025/95 Received:26-FEB-96 Type:OUTLINE

Name: Holbeach Farmer Educational Foundation c/o Mossop & Bowser
10 Spalding Road
Holbeach
Spalding Lincs PE12 7LP

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Use of land as one residential building plot, including siting, design and access
Location : The Chase, High Street Holbeach
Spalding Lincs

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

1 This site is served by a narrow private road which gains access to High Street between two buidlings through an archway. The roadway is inadequate in width for two vehicles to pass and already serves the access to three properties on High Street, the public house car park, an existing dwelling, three dwellings currently being built, a commercial site and a pre-school play-school. To allow this proposal would further intensify the vehicular use of this private road, thereby increasing the occasions when vehicles will meet. On such occasions vehicles trying to enter the site will, when meeting vehicles leaving the site, have to stop, wait and even reverse out onto High Street, to the detriment of highway safety. There will also be a conflict between such vehicles and children attending the school. Additionally, there are no turning facilities for service/delivery vehicles, resulting in such vehicles having to reverse out onto High Street, to the detriment of highway safety.

2 In the opinion of the Local Planning Authority the development proposed would have a detrimental effect upon ~~the~~ AND prejudice the continued existence of the Beech tree immediately to the south, which is the subject of Holbeach Tree Preservation Order No. 21, 1995.

3 In the opinion of the Local Planning Authority the development of the site in the manner proposed would harm the existing appearance of this part of Holbeach Conservation Area in the sense that it would partially block the existing vista of the school building as one approaches along The Chase. Additionally, it would lead to the erosion of existing open space, to the detriment of the visual amenities of this part of the Conservation Area.

09-APR-96

AD check.....

Authorised to issue (inc Delegation).....10/4/96