

Planning Dept,
South Holland District Council,
Spalding.

14 Fen Road
Holbeach
PE12 8QA

07/11/00.

Dear Sirs,

Re plans at Fen Road, Holbeach.

LOCATION

The site is located in a semi industrial/semi residential area, located within 300 metres of the site are 3 garages, 1 car sales lot, 2 farm entrances, 1 large flour mill, 1 printers, 3 machinery manufacturers/fabricators, 1 bottled gas storage depot, 1 car body repair centre and stretching along the entire length of the northern boundary of the site is a 4 acre scrap metal dealer.

Part of the site is already developed as a car showroom with a 4 bay workshop and car sales display area, run successfully for 28 years without giving annoyance or interference to anyone, including neighbours or other road users, because of good off road parking and good entry/exit facilities, in a 30 mph zone.

NECESSITY

Holbeach has a real need for light industrial premises as proposed, there are several units available of 500/600 square feet, but units of 3000/4000 square feet are non existent.

I have already had 3 quality enquiries from business men looking for such premises, these coming from ordinary conversation as plans were being prepared.

EMPLOYMENT

Holbeach is a rapidly expanding town, every house built could mean a growing family, upon leaving school they will be seeking employment, this project helps to provide employment. It also falls into line with Planning Strategy PPG3, thereby helping to give development to main South Holland Towns, such as Crowland, Long Sutton, Sutton Bridge and Holbeach, local employment also means less traveling by car etc, therefore less pollution from exhaust gases.

LOCAL ENHANCEMENT

This proposed development will be further from houses than any present business carried out in Fen Road, Holbeach. The plastic clad sheeting would be carried out to local authority colour requirements, thereby giving a visual enhancement to the rear view of all dwellings south of the proposed site, by helping to mask the scrap yard from view. The proposed site will have a properly constructed and metalled road, with a footpath running full length, additional tree planting would be carried out, with land scaping and ground cover around entrance.

The development would be an asset to Holbeach.

Yours Sincerely.


Pete Coupland.

SALLY WALTHAM

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/1350/00

Received: 24-NOV-00

Type: FULL

Name: P Coupland Esq
17 Fen Road
Holbeach
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of 4 buildings for B1 (light industrial) use,
associated parking and alteration of existing access
Location : Rear of 17 Fen Road 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 lies outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 47 of the Lincolnshire Structure Plan and Policy E12 of the South Holland District Local Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development) and is 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 planning permission for the development as proposed would be harmful to the purpose of this policy because as well as its individual effect upon these issues, it would encourage further similar proposals which would be difficult to resist.
- 2 The proposed access to the site is inadequate and below the standard required in terms of visibility towards Holbeach and as such would compromise highway safety.
- 3 The proposal will prejudice the amenity of neighbouring residential properties by reason of increased noise and disturbance through increased traffic movements. It thereby falls contrary to Policy E1 of the South Holland District Local Plan which requires new development to safeguard the amenity of the locality.

SALLY WALTHAM

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The determined plans are:-

Dwg nos. 01 and 04 received 27 November 2000.

Dwg nos. 02A and 03A received 14 December 2000.

Director of Housing and Planning Services

29 JUN 2001

H09/1350/00

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

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H09/1350/00

Received: 24-NOV-00 Type: FULL

Name: P Coupland Esq
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Agent: G R Merchant
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Description: Erection of 4 buildings for B1 (light industrial) use,
 associated parking and alteration of existing access

Location : Rear of 17 Fen Road Holbeach
 Spalding Lincs

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

- 1 The site lies outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 47 of the Lincolnshire Structure Plan and Policy E12 of the South Holland District Local Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development) and is 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 planning permission for the development as proposed would be harmful to the purpose of this policy because as well as its individual effect upon these issues, it would encourage further similar proposals which would be difficult to resist.
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The determined plans are:- 01 and 04 received on the 27 Nov 2000
X ? ad amended drawing N° 02A and 03A
received on the 14.12.2000.

Director of Housing and Planning Services
22 JUN 2001

H09/1350/00

St 216

UTS

25-6-01.