FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0300/96 Received:10-MAY-96 Type:OUTLINE

Name: Spalding & District Gym Club
84 Spalding Road
Holbeach
Spalding
Lincs PE12 7HH

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Gymnastic training facility

Location : Wardentree Lane 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 development boundary 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 agricultural need. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission which would be contrary to the intended development pattern for the area.

2 The proposed layout of the site is such that demonstrable harm to the amenities of no. 65 Wardentree Lane will be caused owing to the manoeuvring of cars entering and leaving the site on a gravelled surface. The intended use of the site could also allow other usages of the building, without the need of a change of use, which would have further harm on the residential amenities of the adjacent bungalow.

3 The proposed access is located close to the adjoining property where the existing hedges restrict visbility to the east, the traffic approach side. Vehicles emerging from this access would have inadequate vision of approaching traffic to the detriment of highway safety.

4 The proposed access would, if constructed, cause conflict with the existing right turn lane for the access opposite. Two vehicles meeting, wishing to turn right would be in conflict causing confusion to the detriment of highway safety.

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

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08-JUL-96 Checked ..22/7..... 9/7

Authorised to issue (inc Delegation)..22/7.....