SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0505/96 Received:24-MAY-96 Type:FULL

Name: Mr J Nickols
'Two Hoots'
Wardentree Lane
Pinchbeck
Spalding, Lincs. PE11 3UF

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Change of use for storage of plant and small machinery with chainlink fence
Location : OS No. 06, Wardentree Lane Pinchbeck Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed development would have an adverse effect by way of noise disturbance on nearby residential property owing to the proposed use and the inability to construct sufficient bunding since it lies outside the site boundary.

2 The development of the site on its own will also demonstrably harm the proper planning of the locality. Most of the application site and land located to the north and east are subject to a Development Brief. The principles of that brief are to provide a high quality landscaped site, with earth bunding to the west and south boundaries in order to protect the residential amenities of nearby dwellings. Further protection is afforded by the proposed pattern of land use. The proposed development falls within use Class B8 which is contrary to the pattern of land use proposed in the Development Brief and the bunding along the boundary with Wardentree Lane is insufficient in length to protect the amenities of the dwelling on the opposite side of the road.

Director of Housing and Planning Services
23-SEP-96 H14/0505/96

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.

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)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H14/0505/96 Received:24-MAY-96 Type:FULL

Name: Mr J Nickols
'Two Hoots'
Wardentree Lane
Pinchbeck
Spalding, Lincs. PE11 3UF

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Change of use for storage of plant and small machinery with chainlink fence
Location : OS No. 06, Wardentree Lane Pinchbeck Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed development would have an adverse effect by way of noise disturbance on nearby residential property owing to the proposed use and the inability to construct sufficient bunding since it lies outside the site boundary.

2 The development of the site on its own will also demonstrably harm the proper planning of the locality. Most of the application site and land located to the north and east are subject to a Development Brief. The principles of that brief are to provide a high quality landscaped site, with earth bunding to the west and south boundaries in order to protect the residential amenities of nearby dwellings. Further protection is afforded by the proposed pattern of land use. The proposed development falls within use Class B8 which is contrary to the pattern of land use proposed in the Development Brief and the bunding along the boundary with Wardentree Lane is insufficient in length to protect the amenities of the dwelling on the opposite side of the road.

18-SEP-96 Checked ..PP..19/9.... 18/9

Authorised to issue (inc Delegation)..PP..19/9....