SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0984/01 Received: 16-AUG-01 Type: FULL

Name: Huntsman & Swift
c/o Mr J Huntsman
Old Fen House
Old Fen Lane
Pinchbeck Lincs PE11 3SL

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Change of use of farm buildings to general industrial B2 and business B1 uses

Location : West side of Burtey Fen Lane Pinchbeck

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

1 Burtey Fen Lane is unsuitable in terms of its width and construction to accommodate the volume and type of vehicles which could be generated by or attracted to the proposed use. The carriageway is single track only, with no provision for vehicles to pass one another, and the construction is not of sufficient strength to be able to accommodate an increase in the frequency of use by heavy goods vehicles without substantial structural failure. Approval of this proposal would result in over running of the carriageway edges and verges and/or unreasonable and unnecessary reversing manoeuvres within the public highway. Such conditions are contrary to the interests of highway safety and will cause premature failure of the fabric of the highway.

2 In the absence of a noise assessment to the contrary, it is considered that the use of the buildings for B2 (General Industrial) purposes would result in serious detriment to the residential amenities of dwellings within the vicinity of the site. As such the proposal would be contrary to Policy E1 of the South Holland District Local Plan, which states amongst other things that, proposals should maintain the amenities of other land users and residents.

The determined plans are:-
Location plan, internal layout and photo/plan 463/2/3 received 16 August 2001.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Director of Customer Services

11 OCT 2001 H14/0984/01

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H14/0984/01 Received: 16-AUG-01 Type: FULL

Name: Huntsman & Swift
c/o Mr J Huntsman
Old Fen House
Old Fen Lane
Pinchbeck Lincs PE11 3SL

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Change of use of farm buildings to general industrial B2 and business B1 uses

Location : West side of Burtey Fen Lane Pinchbeck

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

1 Burtey Fen Lane is unsuitable in terms of its width and construction to accommodate the volume and type of vehicles which could be generated by or attracted to the proposed use. The carriageway is single track only, with no provision for vehicles to pass one another, and the construction is not of sufficient strength to be able to accommodate an increase in the frequency of use by heavy goods vehicles without substantial structural failure. Approval of this proposal would result in over running of the carriageway edges and verges and/or unreasonable and unnecessary reversing manoeuvres within the public highway. Such conditions are contrary to the interests of highway safety and will cause premature failure of the fabric of the highway.

2 In the absence of a noise assessment to the contrary, it is considered that the use of the buildings for B2 (General Industrial) purposes would result in serious detriment to the residential amenities of dwellings within the vicinity of the site. As such the proposal would be contrary to Policy E1 of the South Holland District Local Plan, which states amongst other things that, proposals should maintain the amenities of other land users and residents.

The determined plans are:-
Location plan, internal layout and photo/plan received 16 August 2001.

Director of Customer Services
10 OCT 2001

H14/0984/01