FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1036/96 Received:15-NOV-96 Type:FULL

Name: Miss E J Sanders
Old Petrol Station
Dozens Bank
West Pinchbeck
Spalding Lincs

Agent: South Lincs Construction Ltd
Bars Bridge
Bourne Road
West Pinchbeck
Spalding Lincs

Description: Extension on existing building for display area

Location : Old Petrol Station Dozens Bank
West Pinchbeck Spalding

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

1 The proposal will increase the internal sales area on this site which will be more attractive to customers thereby increasing the traffic visiting the site. Such vehicles when turning on and off this busy, fast stretch of Class I County Road will be detrimental to the free flow and safety of vehicles using this road.

2 Lincolnshire County Structure Plan Policy 25A seeks to encourage small scale shopping development to meet the needs of the local community subject to satisfactory access and car parking and it being compatible with the residential or village environment. Owing to the proposed size of the building, the items sold and the County Highways objection it is not considered by the Local Planning Authority that the proposal complies with the Structure Plan Policy.

Director of Housing and Planning Services
20-FEB-97 H14/1036/96

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: H14/1036/96 Received:15-NOV-96 Type:FULL

Name: Miss E J Sanders
Old Petrol Station
Dozens Bank
West Pinchbeck
Spalding Lincs

Agent: South Lincs Construction Ltd
Bars Bridge
Bourne Road
West Pinchbeck
Spalding Lincs

Description: Extension on existing building for display area

Location : Old Petrol Station Dozens Bank
West Pinchbeck Spalding

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

1 The proposal will increase the internal sales area on this site which will be more attractive to customers thereby increasing the traffic visiting the site. Such vehicles when turning on and off this busy, fast stretch of Class I County Road will be detrimental to the free flow and safety of vehicles using this road.

2 Lincolnshire County Structure Plan Policy 25A seeks to encourage small scale shopping development to meet the needs of the local community subject to satisfactory access and car parking and it being compatible with the residential or village environment. Owing to the proposed size of the building, the items sold and the County Highways objection it is not considered by the Local Planning Authority that the proposal complies with the Structure Plan Policy.

12-FEB-97 Checked .....

Authorised to issue (inc Delegation)...