SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1223/92 Received:24-NOV-92 Type:FULL

Name: G F Scrupps
Bridge Lodge
Weston
Spalding
Lincs

Agent: G F Scrupps
Bridge Lodge
Weston
Spalding
Lincs

Description: Change of use - operation of commercial vehicle rental business
Location : Crown Hall Farm Dozens Bank
Pode Hole 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 located on the west side of the Class I County Road, A151, Dozens Bank. The national maximum of 60 m.p.h. applies on this section of road and vehicles can be observed travelling upto this limit. This proposal will increase the number of vehicles visiting the site which need to slow, stop, wait and turn on this busy section of road to the detriment of highway safety and the disruption of the free flow of southbound traffic. Vehicles visiting the site for the first time may have cause to make sudden manoeuvres to the detriment of the safety of following traffic.

2 Hired vehicles leaving the site will be a source of impedance to traffic on the Class I road as it will be difficult to pick up speed when leaving the site. This problem is exacerbated by the possibility that drivers of the vehicles may not be familiar with them.

3 Notwithstanding the site being used for coach restoration, this does not generate customer traffic unfamiliar with the location or the expected vehicular movements, which on this fast busy section of road would cause detriment to highway safety.

Director of Planning and Building Control Services
19-JAN-93 H14/1223/92

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

APPLICATION REFERENCE: H14/1223/92 TYPE: Full

DESCRIPTION: Change of use - operation of commercial vehicle rental business

LOCATION: Crown Hall Farm, Dozens Bank, Pode Hole, Spalding

APPLICANT: G F Scrupps

SOUTH KESTEVEN DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 JAN 1993

REASON FOR COMMITTEE CONSIDERATION
Departure from Policy; request for refusal from County Highways.

RECOMMENDATION
Refuse permission.

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2 Hired vehicles leaving the site will be a source of impedance to traffic on the Class I road as it will be difficult to pick up speed when leaving the site. This problem is exacerbated by the possibility that drivers of the vehicles may not be familiar with them.

3 Notwithstanding the site being used for coach restoration this does not generate customer traffic unfamiliar with the location or the expected vehicular movements, which on this fast busy section of road would cause detriment to highway safety.

PLANNING ISSUES

1 The site has permission for the restoration and collection of vintage public transport.

2 The proposed use is contrary to Structure Plan Policy but having regard to other Government advice and the existing use of the site and other sites nearby, it is considered that the proposed use could be made acceptable by landscaping.

3 County Highways request refusal on highway safety grounds and it would be inadvisable to grant permission contrary to this advice.

REPRESENTATIONS

Technical Consultees: Lincolnshire County Highways - request refusal.

Environmental Services - request further information for appraisal of conditions and that dwelling be tied to the business.

The Planning Inspectorate

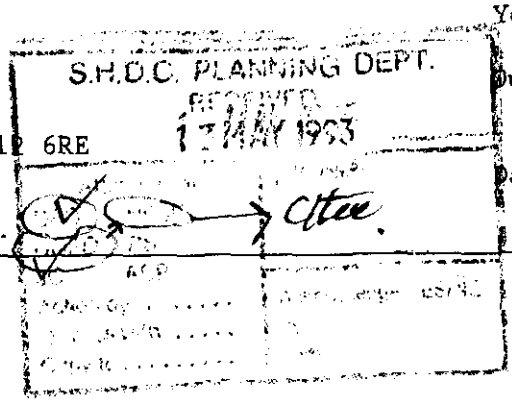
An Executive Agency in the Department of the Environment and the Welsh Office

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T1212

Mr G F Scrupps
Bridge Lodge
Weston
SPALDING
Lincolnshire PE12 6RE



Your Reference

Our Reference
T/APP/A2525/A/93/219885/P8

Date
11 MAY 93

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: H14/1223/92

1. I have been appointed by the Secretary of State for the Environment to determine your appeal. Your appeal is against the decision of the South Holland District Council to refuse planning permission for the change of use of premises at Crown Hall Farm, Dozens Bank, Pode Hole, Spalding, Lincolnshire to the operation of a commercial vehicle rental business. I have considered the written representations made by you and by the Council. I have also considered those representations, made directly by Lincolnshire County Council, by Pinchbeck Parish Council and by an interested person to the District Council, which have been forwarded to me. I inspected the site on 29 April 1993.

2. The hamlet of Pode Hole is about 3 km to the west of Spalding. Crown Hall Farm is about half a kilometre to the north-west of the hamlet on the south-western side of the Spalding to Bourne road A151, known here as Dozens Bank.

3. From my inspection of the site, its surroundings and the written representations made, I am of the opinion that the main issue in this appeal is the effect of the proposed change of use upon highway safety.

4. In the Grounds of Appeal you say that you have a large fleet of vehicles; a great number of the vehicles never visit your premises, they are operated from, parked and maintained on the customers' premises. Only a small number of vehicles, mostly non-HGV would be parked on the appeal site and the drivers would all be qualified. You do not hire vehicles to the general public.

5. Whilst I accept your statement that many of your fleet of vehicles would not visit the appeal site, if, after the granting of the proposed planning permission, the nature of your business should change, or if another operator were take it over, it would not be possible to control any subsequent increase in the number of vehicles visiting the appeal site.

100%
ECYCLED PAPER

6. Crown Hall Farm access is situated on a stretch of road which is not subject to any speed restriction other than the national limit of 60 mph. In my opinion your proposal would lead to an increase in the number of vehicles making turning movements at slow speeds to and from the highway, and I am sure that this would add to the hazards faced by all users of this major road. Furthermore there would be the possibility that the proposed change of use might lead to a substantial number of turning movements by heavy goods vehicles in the future.

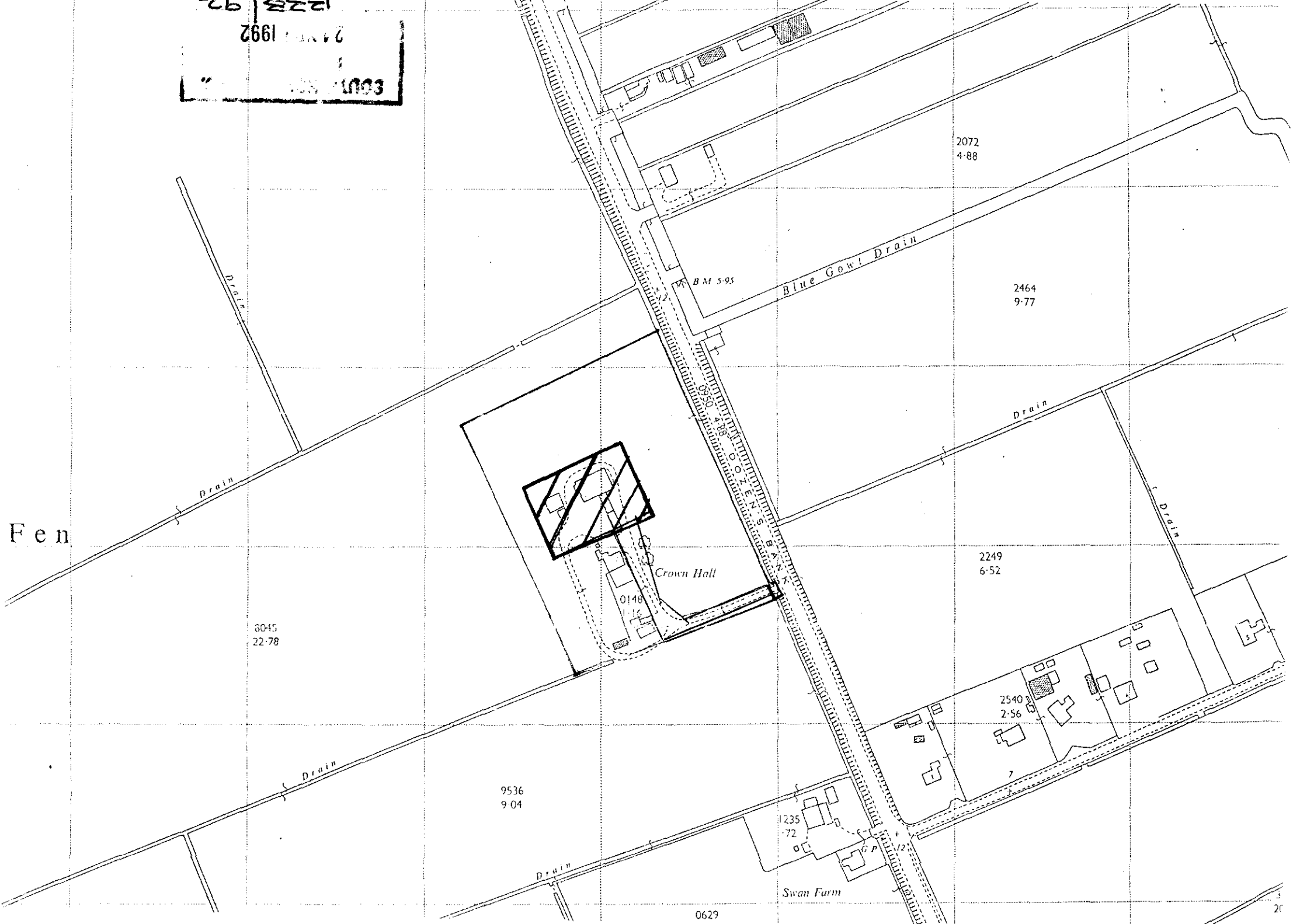
7. You have drawn attention in the Grounds of Appeal to other businesses in the vicinity which operate heavy goods vehicles. When I completed the site visit I drove along Dozens Bank A151 and looked at the sites which you described. I have considered these other HGV operators, and I accept that these sites must give rise to slow turning movements to and from this major road. Nevertheless I cannot accept that the existence of these businesses constitutes a valid reason for permitting a new use which would add to the hazards faced by drivers on this major road.

8. I have considered all the other matters raised in the representations, but I am of the opinion that they are outweighed by the factors leading to my decision.

9. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your appeal.

I am Sir
Your obedient Servant

G S Elliff MSc CEng MICE MCIT MIHT
Inspector


Blue Gowt Drain
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