SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H16/0750/98 Received:21-JUL-98 Type:OUTLINE

Name: Premier Land & Devl. Ltd
Ground Floor, Austin House
43 Poole Road
Westbourne
Bournemouth. BU4 9DN

Agent: John Dickie Assoc.
Manor Barn
Wilsthorpe
Stamford
Lincs. PE9 4PE

Description: Erection of residential care/ nursing home

Location : London Road Little London
Spalding Lincs.

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

1 The visibility required from the proposed access is well below the standards recommended in Planning Policy Guidance Note 13 (Transport) relative to the speed of traffic using the B1172. Speed readings, carried out by the applicant, show that the 85th percentile speed of vehicles approaching from the north is 44 miles per hour (this equates to a wet weather speed of 41.5 miles per hour or 68 kilometres per hour). In accordance with Table A to Annex D of Planning Policy Guidance Note 13 (Transport), a visibility splay of 4.5 metres x 120 metres would, therefore, be required to allow safe exit from the site. This cannot be achieved to the north (the maximum only being some 83 metres), therefore, vehicles leaving the site would have inadequate sight of traffic approaching from the north, on the nearside carriageway, to the detriment of their safety and the safety of drivers on the B1172.

*Director of Housing and Planning Services*
12-OCT-98 H16/0750/98

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.

**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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09-OCT-98 Checked .....

Authorised to issue (inc Delegation)...DC..9/10