

FILE COPY



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: H22/0658/02

Received: 07-JUN-02

Type: FULL

Name: Mr Rex Sly
Turf pits Farm
Queen's Bank
Postland, Crowland
Peterborough PE6 0JR

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Change of use from farm office, stores & car park to farm office, reception centre, stores & car park for hiring out & selling canoes, kayaks, cycles & water sports equipment

Location : Turf pits Farm Queen's Bank
Postland Crowland

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

- 1 Queen's Bank is unsuitable in terms of its width and construction to accommodate the increase in vehicle movements which are likely to be generated by the proposed use. The site is some considerable distance from any central settlement and visits to the site are therefore likely to be made by motor vehicle, thereby increasing the frequency of vehicles meeting on Queen's Bank. There is generally insufficient carriageway width for two vehicles to pass one another and those vehicles which do meet would have to over-run the carriageway edge and highway verge, or undertake unreasonable reversing manoeuvres, in order to pass. Such conditions are contrary to the interests of highway safety and damaging to the fabric of the highway.
The proposal is therefore contrary to Lincolnshire Structure Plan Policy 67, South Holland District Local Plan Policies LT1 and E1, emerging Structure Plan Policy 73 and First Deposit Draft of the South Holland District Council Local Plan Policy EMP3. These policies indicate that tourist/leisure facilities and/or farm diversification projects should not be permitted if they are detrimental to highway safety.

The determined plans are:

Site location plan received on 7 Jun 02.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
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Sevians

Head of Planning & Development
11 SEP 2002

H22/0658/02

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.

Town and Country Planning Act etc

DRAFT REFUSAL

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The determined plans are:

Plans submitted on 17 June 2002

1/1/04
7/2/04

Director of Customer Services
05 SEP 2002

H22/0658/02