SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0049/92 Received:13-JAN-92 Type:FULL

Name: Whaplode Manor Caravan Park
Whaplode Manor
Saracens Head
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Proposed golf driving range

Location : Manor House Road Saracens Head
Spalding Lincs

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

1 The proposal, if permitted, would intensify the turning movements at the junction of Manor House Road with the A17 on a fast open section of trunk road, subject to the national maximum speed limit for single carriageway roads.

2 Such development would result in additional vehicles crossing and recrossing the trunk road carriageway, particularly right turning manoeuvres into the site, which would create a danger, obstruction and interference to the free and safe flow of traffic on the trunk road.

3 The golf driving range is located too close to the trunk road carriageway with the likelihood of golf balls straying onto the trunk road or hitting a passing vehicle and could result in emergency avoiding action being taken and possibly a multiple accident occurring.

4 The illumination of such development would be an unnecessary distraction to drivers on a fast open rural section of trunk road, and in so doing may cause vehicles to slow down suddenly, or an action likely to be a potential source of interference to the free and safe flow of trunk road traffic.

5 These factors are all detrimental and contrary to the interests of highway safety.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
31-MAR-92 H23/0049/92

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)

The Planning Inspectorate

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

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Bristol BS2 9DJ

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South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your Ref:
h23/0049/92
Our Ref:
APP/A2525/A/92/212732

Date: 1 October 1992

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY WHAPLODE MANOR CARAVAN PARK
SITE AT MANOR HOUSE RD., SARACENS HEAD, SPALDING.

1. I refer to the above appeal. The appeal form and accompanying documents are now being checked to see that all is in order. If further information is needed, or if the appeal is found to be invalid, we will write to you as soon as possible.

2. The date of this letter is the "starting date" for the purposes of the Town and Country Planning (Appeals)(Written Representations Procedure) Regulations 1987.

3. The appellant has chosen the written method. Unless you tell us otherwise, we will assume that the Council do not wish to exercise their right to be heard. As you know, if the Council agree to the written procedure, they are required, in accordance with the Regulations, to:

i.- within 5 working days to notify those interested persons who were required to be consulted on the original planning application, and all those who made representations at application stage, that an appeal has been made. (The letter should include the information and details required by the Regulations to be notified. The Council will wish to decide on the precise form of notification but Annex B to DOE Circular 11/87 gives a suggested format. Interested persons should be advised that if they wish to receive a copy of the appeal decision letter, they must write direct to the Inspectorate asking for one.)

ii. - within 14 days of the "starting date" to send to the Inspectorate a completed appeal questionnaire in respect of this appeal together with all the necessary enclosures. Also to send a copy of the appeal questionnaire and enclosures direct to the appellant or agent. (Please ensure that the Inspectorate's reference number above is quoted and that all the relevant documents are attached).

4. Representations received by us from interested persons will normally be copied to you and the appellant. Any comments you wish to make on them should be sent to me, and copied to the appellant, within 7 days. Please avoid long exchanges of correspondence which can considerably delay the decision.

5. The Council will wish to decide whether or not to submit a further written statement. In most cases the relevant background documents submitted with the appeal questionnaire, together with a simple index of these documents, will be sufficient to present the Council's case. If it is considered necessary to submit a further statement, the concise format suggested in Appendix 1 to DOE Circular 18/86 should be used. Any such further statement must be sent to the Inspectorate within 28 days of the "starting date". A copy must also be sent direct to the appellant or agent.

6. Arrangements will be made for the Inspector to visit the site as soon as possible after the closing date for representations. You will be sent details.

7. DOE Circular 11/87 sets out the timetable for appeals determined by the written procedure and I am sure that you will do all you can to keep within the timetable. Please note that, having drawn attention to the timetable, the Inspectorate does not send reminders to councils or appellants about the submission of documents.

8. Regulations 9(1) allows the Secretary of State or his Inspector the discretion to proceed to a decision on an appeal taking into account only such representations and supporting documents as have been submitted within the relevant time limits. Where representations are received outside the time limits, they may not be taken into account. Inspectors will not accept representations at the site visit: nor will they undertake to wait for representations. All representations must be sent to me, as indicated in paragraphs 3 and 5 above.

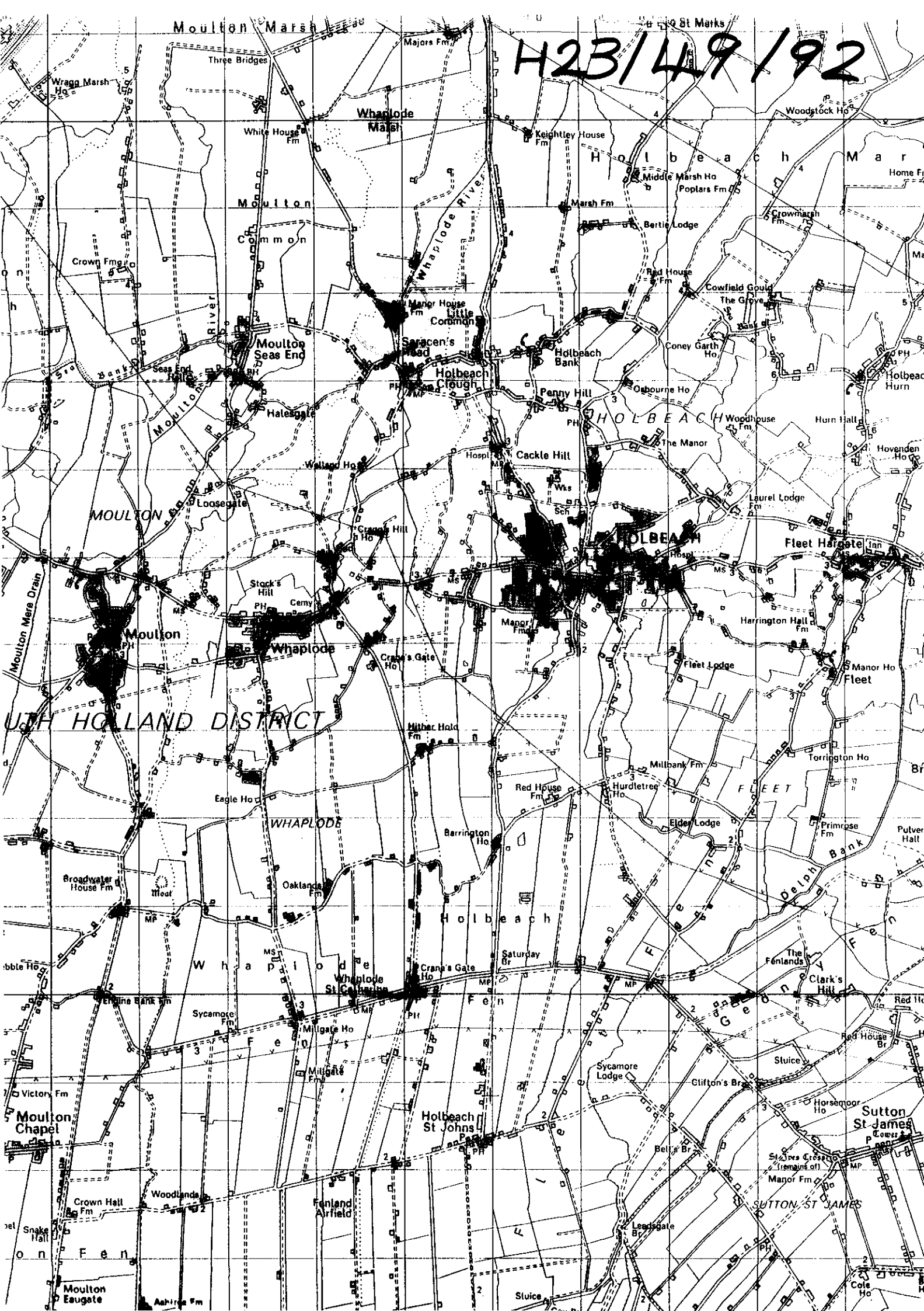
9. I am the case officer dealing with this appeal. Please send any further correspondence to me at the above address, quoting in full the Inspectorate's reference number given above.

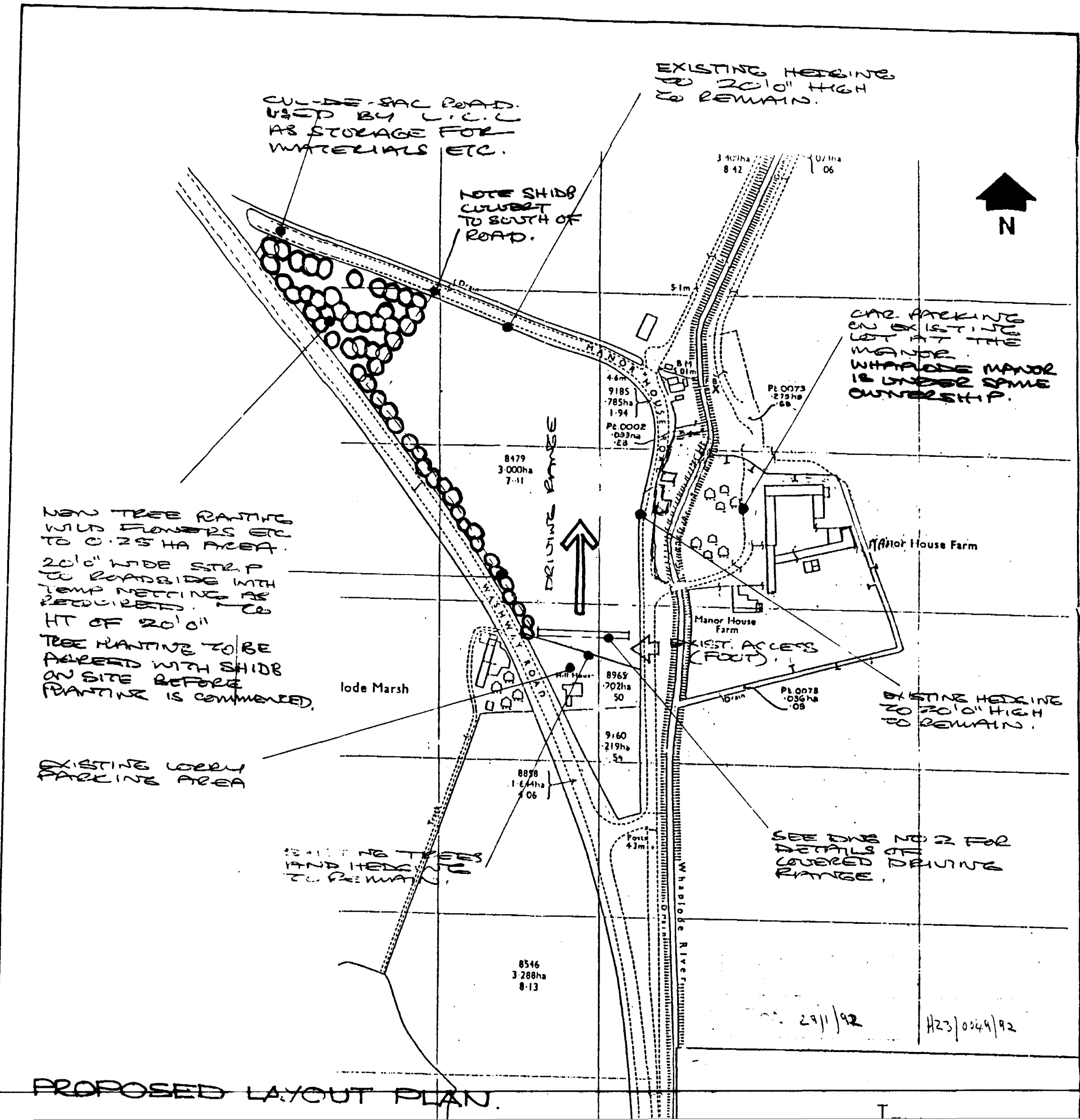
Yours faithfully

P.N
P.P.

Mrs. A. Anglin

102/Sept 92


H23/49/92
Moulton Marsh
Majors Fm
Three Bridges
Wragg Marsh Ho
Whaplode Marsh
White House Fm
Keightley House Fm
Woodstock Ho
St Marks
Holbeach Mar
Middle Marsh Ho
Poplars Fm
Marsh Fm
Bertie Lodge
Crowmarsh Fm
Moulton Common
Whaplode River
Crown Fm
Red House Fm
Cowfield Gould
The Grove
Manor House Fm
Little Common
Moulton River
Moulton Seas End
Saracen's Head
Holbeach Bank
Coney Garth Ho
Holbeach Clough
Penny Hill
Osbourne Ho
Holbeach Hurn
Halesgate
HOLBEACH
Woodhouse Fm
Hurn Hall
The Manor
Hovenden Ho
Cackle Hill
Welland Ho
Loosegate
Laurel Lodge Fm
MOULTON
Crowle Hill Ho
HOLBEACH
Fleet Hargate
Moulton Mere Drain
Stock's Hill
Cemy
Moulton
Whaplode
Manor Fm
Harrington Hall Fm
Crane's Gate Ho
Fleet Lodge
Manor Ho
Fleet
UTH HOLLAND DISTRICT
Hither Hold Fm
Millbank Fm
Torrington Ho
Red House Fm
Hurdletree Ho
FLEET
Eagle Ho
WHAPLODE
Elder Lodge
Primrose Fm
Barrington Ho
Broadwater House Fm
Moat
Oaklands Fm
Holbeach
Saturday Br
The Fenlands
Whaplode Drove
Whaplode St Catherine
Crane's Gate Ho
Clark's Hill
Engine Bank Fm
Sycamore Fm
Fen
Milligate Ho
Milligate Fm
Sycamore Lodge
Clifton's Br
Sluice
Victory Fm
Moulton Chapel
Holbeach St Johns
Horsemoor Ho
Sutton St James
Bell's Br
Staples Croselle (remains of)
Manor Fm
Woodlands
Crown Hall Fm
Fenland Airfield
SUTTON ST JAMES
Snake Hall
Leadsgate Br
Moulton Eaugate
Sluice
Cote Ho



PROPOSED LAYOUT PLAN.