

Town and Country Planning Act etc
DRAFT REFUSAL

Reference H23/0896/02

Received: 02-AUG-02 Type: FULL

Name: Millgate Windows & Conservatories
Irby House
Millgate
Whaplode
Spalding Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of glass processing building

Location : Irby House Millgate
 Whaplode

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

- 1 The proposed building would be a large modern prefabricated structure that would add to the mass of industrial buildings in this rural locality. Both individually and cumulatively the proposal would have an unacceptable visual impact in this open countryside location contrary to Policies EMP4 and E1 of the adopted South Holland District Local Plan and to Policy E12 of that Plan which seeks to protect the rural character of the countryside for its own sake.
- 2 The road network serving the site, due to its narrow width and poor condition, is not suited to heavy vehicles. The proposal would be likely to result in an increased level of traffic movement to and from the site, thereby exacerbating the already unsatisfactory highway conditions, harmful to highway safety. The proposal would thereby be contrary to Policies EMP4 and E1 of the adopted South Holland District Local Plan. Approval of the proposal would make it difficult for the Council to resist further industrial expansion on this site.

Note(s):

The determined plans are:

Handwritten notes:
Drawing 192-01/03 see location plan and base site plan see 4/11/02.
Drawing 192-01/03 see 4/8/02

Director of Customer Services
16 APR 2003

H23/0896/02

Handwritten: 6/6/03/10