

DATE RECEIVED:- 6/3/90		REFUSAL OF PLANNING PERMISSION		APPLICATION NO:- E90/511/90	
APPLICANT Rank Organisation Plc, Funcoast World, Roman Bank, Ingoldmells, Skegness, Lincolnshire.			PARTICULARS AND LOCATION Planning Permission - Change of use of existing agricultural land to touring caravan site with lakes & log cabins & provision of golf driving range & construction of vehicular/pedestrian access in accordance with the plan received by the Local Planning Authority from the agents agent on 23rd January, 1991 - LAND ADJACENT FUNCOAST WORLD, BUTLINS HOLIDAY CENTRE, ROMAN BANK, INGOLDMELLS.		
AGENT/APPLICANT Meldrum Lee & Gillatt, 22 Alghitha Road, Skegness, Lincolnshire.					
O.S. SHEET 84.3		GRID REF:- 556730 367700		FIELD NO:- 193; 227; 220; 236	

Part II - Particulars of Decision

The East Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that ~~permission~~ ¹⁹⁹⁰ ~~has been refused~~ for the carrying out of the development referred to in Part I hereof for the following reasons:

- Reason:-** The proposal comprises development in the open countryside and is therefore contrary to the general provisions of the approved Lincolnshire Structure Plan which includes a presumption against such development.
- Reason:-** The Council as Local Planning Authority has approved a Local Plan for Skegness and Ingoldmells which includes a presumption against the granting of planning permission for development of the type proposed in this location. The development would therefore constitute both an inappropriate and undesirable form and scale of holiday use which would prejudice the Council's proposals for the area.
- Reason:-** The granting of planning permission for the scale and location of development proposed would be premature in that the proposal is considered to be so substantial that it would pre-empt decisions being taken in the preparation of the East Lindsey Local Plan.
- Reason:-** The proposal if permitted is likely to increase the vehicular use of the existing access on to Roman Bank to such an extent that congestion will occur on the Principal Road particularly at a weekend on change over days. The consequent danger and interruption that will be caused to other road users on the A52 cannot be justified.

continued...

28th February, 1990

Dated

Tel: Louth 601111

EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, Lincs. LN11 8UP.

Signed

S.P. Williamson
 Director of Development and Planning
 Planning & Economic Development

5. Reason:- The current proposal indicates that access will also be on to Back Lane (Drawing No. 6135/06/2) which is a narrow unclassified county road. The carriageway of Back Lane is of insufficient width to enable two cars to pass. It links the A52 Skegness Road with Walls Lane. The junction with the A52 is on the inside of a bend, directly adjacent to an existing garage and in a location where visibility is restricted. It is considered that the danger and interruption that would be caused to other road users on Skegness Road by additional vehicles entering and leaving the substandard junction cannot be justified.

6. Reason:- The proposal would also result in additional vehicles entering and leaving Walls Lane at the southern end of Back Lane. The junction of Walls Lane with Roman Bank rises up a steep gradient and is not suitable for use by cars towing caravans. The carriageway of Walls Lane westwards from the Back Lane junction is too narrow for all vehicles to satisfactorily pass. If this proposal is granted it is likely to result in additional vehicles using Walls Lane. The consequent danger and interruption to other road users on Roman Bank by cars towing caravans on and off the Principal Road at the Walls Lane junction cannot be justified.

7. Reason:- Furthermore, it is considered that there can be no justification for permitting the development as the additional traffic will cause passing vehicles to overrun the edges of the narrow carriageway and verges of both Back Lane and Walls Lane thereby causing an unacceptable level of damage to both and possible structural failure of the carriageway edges.

8. Reason:- It is also likely that further applications of a similar nature will follow on the land to the west of Roman Bank which will be difficult to refuse and consequently result in an unjustified increase in the vehicular use of the sub-standard lanes.