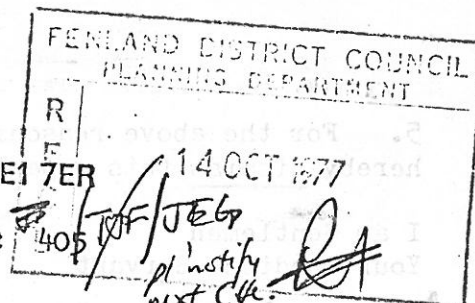




Department of the Environment

Becket House Lambeth Palace Road London SE1 7ER

Telephone 01-928 7855 ext



Messrs C and P Pallet (Repairs) 1974
Old Station Yard
Outwell
Near WISBECH
Cambridgeshire

Your reference

RWC

Our reference

T/APP/5139/A/77/1970/G8

Date

11 OCT 1977

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO: F/0465/76/F

1. I refer to your appeal, which I have been appointed to determine, against the decision of the Fenland District Council to refuse planning permission for the storage of wooden pallets on land at "Woodside", Green Drove, The Cottons, Outwell. I have considered the written representations made by you and by the Council, and also those made by the Parish Council and other interested persons. As a result of this and of my inspection of the appeal site on 19 September 1977, I have formed the opinion that your case turns on the location of the site in relation to its surroundings and on the effect your proposal would have on highway considerations.
2. The site is situated on the western side of the small patch of residential development which has grown up astride the road running from Upwell to Friday Bridge about a mile from the centre of Outwell. Thus, it lies on the periphery of a small settlement which is well removed from the nearest established villages in an almost completely rural area; and to permit any commercial or industrial development there would be directly contrary to generally accepted government policy, unless there were some overriding necessity from the point of view of the public at large for it to be sited in this particular location. However, your proposal falls far short of meeting this requirement in my view, even if it is an answer to your particular problems at the moment.
3. At the same time, while Green Drove clearly has to be used by vehicles handling the produce grown on the land further over to the west, and I do not doubt that there are a relatively large number of other vehicles working for local farmers and horticulturalists which use the surrounding droves and by-roads; these are far from ideal highways for such traffic, and I consider that movement on them should be kept to an essential minimum. I therefore find the distance of the appeal site from your main premises in the middle of Outwell a further and substantial disadvantage to your proposal.
4. I readily appreciate the fact that your expanding enterprise not only provides a valuable service to farmers and other people in the area but is also a source of much needed local employment. However, I am confident that it would fulfil these functions equally well if it were moved to a locality which was less open to objection from a planning point of view, and this appears to be a feasible alternative. Hence, although I have taken full account of all the other matters raised in the written representations, I do not find them such as to outweigh those that have led me to my decision.

5. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant

Handwritten signature: H W B Hancock

H W B HANCOCK, MC MA(Cantab)
Inspector

Messrs C and F Palmer (Reading) 1974
Old Station Yard
Outwell
Near Wisbech
Cambridgeshire

I refer to your appeal, which I have been requested to determine, against the decision of the Planning Committee to refuse planning permission for the storage of wooden allied chains at "Woodside", Green Drive, The Cottages, Outwell. I have considered the written representations made by you and by the Council, and also those made by the Parish Council and other interested persons. As a result of this and of my inspection of the site on 19 September 1974, I have formed the opinion that your case turns on the location of the site in relation to its surroundings and on the effect your proposal would have on highway considerations.

The site is situated on the western side of the small patch of residential development which has grown up beside the road running from Outwell to Little Bridge about a mile from the centre of Outwell. It lies on the boundary of a small settlement which has been removed from the nearest established villages in an almost completely rural area, and to which any development or industrial development there would be directly contrary to generally accepted government policy. Unless there were some overriding necessity from the point of view of the public it is large for it to be sited in this particular location. However, your proposal falls far short of meeting this requirement in my view, even if it is an answer to your particular problems at the moment.

At the same time, while Green Drive clearly needs to be used by vehicles handling the produce grown on the land further over to the west, and I do not doubt that there are a relatively large number of other vehicles working for local farmers and horticulturists which use the surrounding groves and by-roads, these are far from ideal highways for such traffic, and I consider that movement on them should be kept to an essential minimum. I therefore find the distance of the appeal site from your main premises in the village of Outwell a further and substantial disadvantage to your proposal.

I readily appreciate the fact that your expansion of premises not only provides a valuable service to farmers and other people in the area but also a source of much needed local employment. However, your consideration of it within the limits of the existing rural character of the area is a less open question. It is a question of view, and this has to be a decisive factor in the case. Although I have taken full account of all the other matters raised in the written representations, I do not find them such as to outweigh the fact that your proposal is a disadvantage to the area.

FENLAND DISTRICT COUNCIL
CAMBRIDGESHIRE

REF. F/0465/76/F

TOWN AND COUNTRY PLANNING ACT, 1971

REFUSAL OF PLANNING PERMISSION

TO Messrs. C. & P. Pallets,
"Wellhaven",
Outwell,
Nr. Wisbech, Cambs.

The Council hereby refuse permission for use of land for the storage of wooden pallets
(retrospective)

at "Woodside" Green Drive, The Cottens, Outwell

in accordance with your Application dated 24th May, 1976

for the following reasons:

1. In the County Development Plan the site is included in an area within which it is the policy of the Local Planning Authority that existing uses of land shall remain for the most part undisturbed.
2. The proposal would result in an area of industrial activity within a rural and residential area divorced from other industrial sites. It is considered that the site is unsuitable for this type of development because of this relationship to adjoining dwellings.
3. In the opinion of the Local Planning Authority the proposed use would be detrimental to the amenity of the nearby residential occupiers and would detract from the open and rural appearance and character of the area.
4. To approve the proposal would lead to the generation of industrial type traffic through an area which is residential in character to the detriment of the safety of its occupants as the highways leading to the site are mainly substandard in construction; particularly the unadopted roadway giving access to the site.

Dated: 10th September, 1976.

Fenland Hall, County Road, MARCH PE15 8NQ

Ray Sidwell

Chief Planning Officer and Architect *SB*

FENLAND DISTRICT COUNCIL

DETAILS OF PLANNING APPLICATION

Applicant C & P Pallets, Wellhaven, Outwell, Nr. Wisbech.	Ref: F/0465/76/F 20/F/D/A/D/R	
Description Use of land for the storage of wooden pallets.	BUILDING REG. REF:	
	Dated: 24th May 1976 Rec'd 28th June 1976	
Location 'Woodside', Green Drove, The Cottons, Outwell.	Parish OUTWELL	
PREVIOUS APPLICATIONS affecting this land WR/72/112/0 WR/73/27/0	Grid E Ref: N	5 5 0 1 9 3 0 3 8 7
		Map TF5003 (1972) Ref:
	Category E /D/D	
Other related files		
Committee:	Date: 19.8.76	
DECISION: Approved with conditions /Refused/Deferred	Date of Notice: 10 SEP 1976	
D.O.E. Action : Appeal lodged/ Application referred	Date: 25.2.77 Rec'd 2.3.77	
APPEAL DECISION Part/Allowed with conditions /Dismissed	Date: 11.10.77	
D.O.E. DIRECTION :	Date:	
County Council Directions :	Date:	