

South Kesteven District Council

Development Management

Council Offices, St Peter's Hill
Grantham, Lincolnshire, NG31 6PZ
Tel: 01476 406080
Fax: 01476 406174
DX27024 - Grantham
Email: planning@southkesteven.gov.uk
www.southkesteven.gov.uk



Tarek Darwish,
Darwish Architects
12 Oakfields, 74-76, Bradwell Road
Peterborough
Cambridgeshire
PE3 9QL

REFUSAL OF PLANNING PERMISSION

Town and Country Planning Act 1990

Part I – Particulars of application

Application No:	S13/2887/FULL
Date Received:	04-Dec-2013
Applicant:	Grantham Muslim Community Association
Proposal:	Build a community centre with car parking, landscaping and fencing
Location:	r/o Mow Beck House, Mowbeck Way, Grantham, NG317AH
Decision/Date:	Refused - 03 October 2014

Part II – Particulars of decision

The South Kesteven District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been refused** for the carrying out of the development referred to in Part I hereof, for the following reason(s):

1. The application plans and details submitted are inadequate in terms of the details supplied, especially in relation to public and pedestrian safety and parking facilities. This lack of information makes it difficult for the Highway Authority to assess this application and hence it would be detrimental to highway safety. Accordingly the proposal is considered to be contrary to Section 4 (Promoting sustainable transport) of the National Planning Policy Framework and policy SP3 of the South Kesteven Core Strategy.
2. The site for the proposed community centre lies within an established employment/commercial area.

No information has been provided to demonstrate that the site is vacant and no longer appropriate or viable as an employment use, that redevelopment will deliver wider regeneration benefits, that an alternative use would not be detrimental to the overall supply and quality of employment land within the district or that an alternative use would resolve existing conflicts between land uses.

As such the proposal is considered contrary to policy E1 of the South Kesteven Core Strategy.

3. A community use in such close proximity to established commercial uses is likely to result in conflict between future occupiers of the community centre and existing commercial operations.

It is considered that there is potential conflict between the proposed community use and the existing adjacent industrial and employment uses in terms of operational activities, noise, disturbance, access, possible congestion and car parking. Accordingly the proposal is considered to be contrary to Section 4 (Promoting Sustainable Transport), 7 (Requiring Good Design) and 11 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework and policies EN1 of the South Kesteven Core Strategy.

There are fundamental policy objections to the proposal and it is considered that these cannot be overcome. The applicant has been made aware of the situation in writing and in order to avoid the applicant incurring further abortive costs, consideration has not been delayed by discussions which cannot resolve the reasons for refusal and a decision has been issued.

As such it is considered that the decision is in accordance with paras 186 -187 of the National Planning Policy Framework.

Note(s) to Applicant:

- A. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.

A handwritten signature in black ink, appearing to read 'Paul Thomas', written over a faint blue watermark that says 'PERMISSION'.

PAUL THOMAS
Head of Development & Growth

Date: 03 October 2014