Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

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PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H01/0649/03 Received: 05-JUN-03 Type: FULL

Name: Mr G H Manuel
Chiltern House
Mill Lane
Whaplode
Spalding Lincs PE12 6TP

Agent: Mr G H Manuel
Chiltern House
Mill Lane
Whaplode
Spalding Lincs PE12 6TP

Description: Change of use from cafeteria to domestic dwelling

Location : The Five Winds Filling Station 192 Barrier Bank
Cowbit

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

1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which only permits new housing on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
- Reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
- Be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 'Housing' which indicates that new housing should be in sustainable locations.
The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

2 The applicant has not satisfactorily demonstrated how adequate private amenity space and car parking would be provided on site, to avoid conflict with car sales parking and to ensure that the amenities of the future occupier are not harmed, consequently the proposal is considered to be contrary to Policy E1 of the adopted South Holland District Local Plan.

Note(s):

Beacon Council 2003-2004 *Supporting the Rural Economy*

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The determined plans are:
1:1250 Site location plan received 27 May 2003.

The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. In the event that you wish to take the proposal further or re-submit a similar application you are advised to carry out such an assessment. If you require further advice on this matter please contact the Environment Agency (Mr Mike Braithwaite tel: 01522 785896).

Head of Planning & Development
06 AUG 2003 H01/0649/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT REFUSAL

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Director of Customer Services
04 AUG 2003

H01/0649/03