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TOWN AND COUNTRY PLANNING ACT 1990

PRIOR NOTIFICATION

Reference:	H02-0800-26	**Date of Decision:**	30th October 2026
Applicant:	Mrs V Clough 47 Plank Drove Crowland Spalding PE6 0BY		
Location:	8 North Street Crowland Spalding		
Description:	Change of use of retail ground floor to residential		

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been REFUSED (or equivalent) for the development referred to above, for the following reason(s):

1 Paragraph MA.2(2) is clear that proposals under Schedule 2, Part 3, Class MA of The General Permitted Development Order, 2015 must be assessed with regard to the flooding risks in relation to the building.

Whilst the site is within Flood Zone 1 of the Environment Agency's Flood Maps for Planning; however, the site is classified as danger for most, with a hazard depth of up to 0.5m within the South East Lincolnshire Strategic Flood Risk Assessment, 2017.

No adaptation or mitigation methods are proposed. As such, in a flood event, the dwellinghouse may be inundated with water, causing severe and unacceptable harm to the property and the wellbeing of the occupants. Accordingly, the proposal would be unacceptable on flood risk grounds.

2 Paragraph MA.2(2) is clear that proposals under Schedule 2, Part 3, Class MA of The General Permitted Development Order, 2015 must be assessed with regard to the impacts of noise on the intended occupies or the development.

The application site is flanked by commercial properties. No noise impact assessment, or comparable statement, has been provided. Without this information, it cannot be concluded that the impacts of noise would be acceptable, and that a suitable standard of residential amenity would be provided for occupants.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are:

-Application Form
-Location Plan
-26. 3726. 03 - Block Plan
-24. 3536. 01 - Existing Ground Floor
-26. 3726. 02 - Proposed Ground Floor Layout
-26. 3726. 04 - Existing Elevations
-26. 3726. 05 - Proposed Elevations



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: **https://appeal-planning-decision.service.gov.uk/before-you-start**. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.