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Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
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BRETWAY Designs
Pinnacle House Business Centre
Newark Road
Peterborough
PE1 5YD

# TOWN AND COUNTRY PLANNING ACT 1990

# FULL

| | | | |
|---|---|---|---|
| **Reference:** | H02-1106-25 | **Date of Decision:** | 13th February 2026 |
| **Applicant:** | Mr M Haseeb<br>6 Blenheim Court<br>Peppercorn Close<br>Peterborough<br>PE1 2DU | | |
| **Location:** | Crowland Community Hall 65 Broadway Crowland Peterborough | | |
| **Description:** | Change of use of community hall section for commercial storage - Retrospective | | |

**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 The proposed change of use would result in the loss of a community hall. Insufficient information has been provided to demonstrate that the proposed loss accords with Policy 32 of the South East Lincolnshire Local Plan (2019) (SELLP). It has not been clearly demonstrated that the hall is surplus to requirements, not economically viable, unfit for purpose, or that a suitable facility would be proposed elsewhere to compensate for the loss of the space. Therefore, the proposal does not accord with Policy 32 of the SELLP.

Paragraph 98(c) of the National Planning Policy Framework, December 2024, sets out that planning decisions should guard against the unnecessary loss of valued facilities and services. Therefore, the proposed development does not accord with Paragraph 98(c).

The proposal is therefore contrary to Policy 32 of the SELLP and paragraph 98(c) of the National Planning Policy Framework, December 2024.

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:

Flood Risk Assessment
Royal British Legion Club Ltd - Annual Return & Accounts
BR/22/0993-03 - Location Plan
BR/22/0993-02 - Block Plans
BR/22/0993-01 - Existing & Proposed Drawings
19 December 2025 - BNG Exemption Statement
Application Form



**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.