

FILE COPY



Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H02/1317/02

Received: 04-DEC-02

Type: OUTLINE

Name: Mr & Mrs Riddington
c/o John Dadge
Barker Storey Matthews
37 Priestgate
Peterborough PE1 1JL

Agent: John Dadge DIP TP, MRTPI
Barker Storey Matthews
37 Priestgate
Peterborough
PE1 1JL

Description: Residential development

Location : Orchard House, 48 Broadway Crowland

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

- 1 The proposal would be contrary to Policy H2 of the First Deposit Draft of the South Holland District Local Plan to 2011 which in combination with other policies, seeks to achieve a more sustainable pattern of housing development in South Holland. To approve this proposal would have a cumulative effect on the scale and location of housing that would be so significant as to prejudice the outcome of the Local Plan Review process and the ability of the Local Planning Authority to deliver a sustainable pattern of development in accordance with its clearly stated objectives and the guidance in Planning Policy Guidance Note No. 3 'Housing'.

Note(s):

The determined plans are:

Plan 1 - Location, Plan 2 - The Site, Plan 3 - Concept, Plan 4 - Illustrative Layout and coloured photograph sheets (2) received on 4 Dec 02.

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Andrew Petcher
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The site of the proposed development is in an area of archaeological sensitivity and as such the Lincolnshire County Council Archaeological Section have requested further information in the form of an Archaeological Evaluation prior to making a recommendation. 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 evaluation. If you require further advice on this matter please contact the Lincolnshire County Council Archaeological Section (Mr Jim Bonner tel: 01522 553074).

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 JUN 2003

H02/1317/02

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

Reference H02/1317/02

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Description: Residential development

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**South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:**

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Note(s):

The determined plans are:

Plan 1 - Location, Plan 2 - The Site, Plan 3 - Concept, Plan 4 - Illustrative Layout and coloured photograph sheets (2) received on 4 Dec 02.

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Director of Customer Services
02 JUN 2003

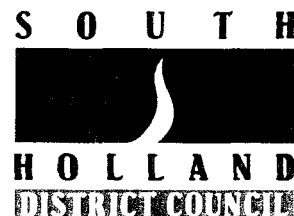
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H02/1317/02

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2003-2004
Supporting the Rural Economy



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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H02/1474/05

Received: 27-OCT-05 Type: CONDITION COMPLIANCE

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Details of landscape works including measures for protection of trees to be retained during construction (Condition 2 of H03/1317/02 Appeal decision)

Location : Broadway Crowland

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined details are:

Report of Correspondence by Dr. Frank Hope received 27 October 2005.

Amended dwg. no. 857/03/09K received 23 January 2006.

The protective fencing shall be placed at least to the canopy of the trees.

Head of Planning & Development

13-FEB-06

H02/1474/05

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Town and Country Planning Act 1990 Refusal of Reserved Matters

COPY *Earlier App*

Reference: H02/0773/04

Received: 10-JUN-04 Type: RESERVED MATTERS

Name: D G M Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - 20 dwellings (Outline application H02/1317/02 - allowed on appeal)

Location : Off Broadway Crowland

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

- 1 In the opinion of the Local Planning Authority the proposed development fails to respect the character of existing development in the locality. This is as a consequence of the sizes of the proposed dwellings and their heights and design. If permitted, therefore, the proposal would be out of character with the locality and would appear as a relatively cramped and incongruous feature in the streetscape. As a result, the development would be contrary to Policies E1 and H1 of the Adopted South Holland District Local Plan which, amongst other things, requires development to be in keeping with the general character of the area in which it is situated.
- 2 In the opinion of the Local Planning Authority the proposed dwellings would seriously affect the amenities of the occupants of other dwellings in the locality as a consequence of the proximity of the new dwellings and levels of overlooking. As a result the development would be contrary to Policy E1 of the Adopted South Holland District Local Plan which, amongst other things, requires development to maintain the amenities of other adjacent land users and residents.
- 3 In the opinion of the Local Planning Authority the proposed development would pose a serious threat to the long term future of preserved trees. This is as a consequence of the proximity of the dwellings to the trees, which could result in damage to tree roots, the inability to protect trees adequately during construction works and subsequent applications from householders to reduce the canopies of the trees. As a result the development would be contrary to Policies E1 and E11 of the Adopted South Holland District Local Plan which require, amongst other things, that development safeguard landscape interest and not harm the health of protected trees.



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Note(s):

The determined plans are :

Dwg. nos. 05A, 06, 07, Plots 1/1A, 1/2, 2/2A, 2/1B, 3/1A, 5/1, 5/2 6&7/1, 6&7/2, 8 to 16, 8 to 16/2A, 8 to 16/3A, 8 to 16/4A, 8 to 16/5A, 4.17&18/1A, received 10 June 2004.

Dwg. no. 19&20/1B, received 18 June 2004.

Head of Planning & Development
21-SEP-04

H02/0773/04

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