SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H03/1270/01 Received: 05-NOV-01 Type: FULL

Name: Messrs G A Chappell & Sons
Stonehouse Farm
Deeping St Nicholas
Spalding
Lincs

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

Description: Replacement dwelling, on site of demolished pair of semi-detached cottages

Location : Picks Farm Cottages Hop Hole Farm
Deeping St Nicholas

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

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 13 of the Lincolnshire Structure Plan and South Holland District Local Plan Policy H3. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7 1997 (The Countryside - Environmental Quality and Economic and Social Development), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well at its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 The site is within the indicative flood risk area as detailed on the Environment Agency 2000 Indicative Floodplain Map. The site is therefore at risk of flooding, and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 "Development and Flood Risk" (PPG25) requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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The determined plans are:
Dwg. Nos. 03, 04 and 05 received on 5 November 2001.

Director of Customer Services
14 JAN 2002 H03/1270/01

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.

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H03/1270/01 Received: 05-NOV-01 Type: FULL

Name: Messrs G A Chappell & Sons
Stonehouse Farm
Deeping St Nicholas
Spalding
Lincs

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

Description: Replacement dwelling, on site of demolished pair of semi-detached cottages

Location : Picks Farm Cottages Hop Hole Farm
Deeping St Nicholas

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

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 13 of the Lincolnshire Structure Plan and South Holland District Local Plan Policy H3. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7 1997 (The Countryside - Environmental Quality and Economic and Social Development), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well at its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 The site is within the indicative flood risk area as detailed on the Environment Agency 2000 Indicative Floodplain Map. The site is therefore at risk of flooding, and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 "Development and Flood Risk" (PPG25) requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:

* [illegible] 03 [illegible] 05 [illegible] 5 Nov 01

Director of Customer Services
10 JAN 2002

H03/1270/01

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H18/0866/02 Received: 25-JUL-02 Type: CONDITION COMPLIANCE

Name: Humber Sea Terminal Ltd
Clough Lane
North Killingholme
North Lincolnshire
DN40 3JP

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Details of survey for protected species (condition 12 of H18/1270/00 & 18 of H18/1433/00)

Location : Port Sutton Bridge West Bank
Sutton Bridge

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:

The determined plans are:
ERC Report dated June 2002 received 25 July 2002.

For the avoidance of doubt the applicant is advised that operations that involve the destruction and removal of vegetation or buildings (or part of a building) shall not be undertaken during the months of March to August inclusive, except when approved in writing by the Local Planning Authority, once they are satisfied that breeding birds will not be adversely affected.

Head of Planning & Development
13-SEP-02

H18/0866/02

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.

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