FILE COPY

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: H03/1448/01 Received: 20-DEC-01 Type: FULL

Name: R Pinder
The Grange
Haconby
Bourne
Lincs

Agent: Arlington Planning Ptnrship
21 South Road
Bourne
Lincs. PE10 9JD

Description: Change of use: farm buildings to residential

Location : East Reach Farm Hop Pole
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 proposal is located close to an operational farmyard which is capable of causing significant harm to the amenities of the future occupiers of the dwelling by way of noise. An access to this yard also passes in front of the proposal, adding to the possible disturbance the farmyard could have on the proposed dwelling. The proposal is therefore contrary to Policy E1 of South Holland District Local Plan since it does not safeguard the amenities of the site.

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:
Dwg. Nos. 723/97/1, 723/97A/2 and 723/97A/3 received 20 December 2001.

Council Offices
Priory Road
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07 FEB 2002

H03/1448/01

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

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Agent: Arlington Planning Ptnrship
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Description: Change of use: farm buildings to residential

Location : East Reach Farm Hop Hole
Deeping St Nicholas

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

1 The proposal is located close to an operational farmyard which is capable of causing significant harm to the amenities of the future occupiers of the dwelling by way of noise. An access to this yard also passes in front of the proposal, adding to the possible disturbance the farmyard could have on the proposed dwelling. The proposal is therefore contrary to Policy E1 of South Holland District Local Plan since it does not safeguard the amenities of the site.

The determined plans are:
Dwg. Nos. 723/97/1, 723/97A/2 and 723/97A/3

Director of Customer Services
31 JAN 2002

H03/1448/01