Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

Council Offices
Priory Road
Spalding
Lincolnshire
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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H04/0447/03 Received: 02-MAY-03 Type: OUTLINE

Name: Swineshead Medical Group
The Surgery
Church Lane
Swineshead
Boston Lincs PE20 3JA

Agent: James Totty Partnership
38 Wilkinson Street
Sheffield
S10 2GB

Description: Demolition of surgery and erection of detached houses

Location : Church Street Donington

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

1 The proposal is contrary to Policy H3 of the emerging South Holland District Local Plan to 2011 (First Deposit Draft) and would prejudice the preparation of that plan, the housing strategy of which aims to:
- reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
- deliver a more sustainable pattern of development in line with Planning Policy Guidance Note No. 3 'Housing' (PPG3).

The adopted Local Plan was prepared before the revised PPG3 was introduced whereas the First Deposit Local Plan responds to the revised guidance. Greater weight should therefore be given to the emerging policies on these issues.

Regional Planning Guidance Note No. 8 'Regional Planning Guidance for the East Midlands Region' (RPG8), which has been finalised since the publication of the Draft Local Plan, further reduces the strategic housing requirement for Lincolnshire and this reinforces the need to address over-supply, particularly whilst the Council is preparing the new Local Plan.

The Proposed Development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. There are a substantial number of similar sites within the settlements and also within the other villages and towns. Granting permission would have a significant cumulative effect which would further

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prejudice the preparation of the emerging Local Plan and the achievement of its aims.

Note(s):

The determined plans are:
1:1250 Site location plan received 8 April 2003.

Head of Planning & Development
31 JUL 2003 H04/0447/03

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

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Note(s):

The determined plans are:

Director of Customer Services
28 JUL 2003

H04/0447/03