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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H04-0675-15 Received: 28th July 2015

Type: FULL

Name: Arbcare
29 Northorpe Road
Donnington
Spalding
Lincolnshire
PE11 4XU

Agent: Design and Management
7 West Fen
Frithville
Boston
Lincolnshire
PE22 7EX

Description: Change of use from agriculture to proposed extension to existing haulage yard to include storage and distribution and parking of operators vehicles and equipment (retrospective)

Location : 1A Northorpe Road Donington
Spalding

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

- 1 The development has and will continue to result in noise and disturbance to the residential properties in Northorpe Road, and potentially the wider area and this has lead to the unacceptable loss of amenity to the occupiers of those properties. The development has an overall negative impact upon the local environment and with this being on the edge of a residential area is especially harmful. Policy SG1 of the South Holland Local Plan 2006 supports sustainable development where the quality of life for the residents is "unimpaired or enhanced". Policy SG17 of the South Holland Local Plan 2006 allows development which would not cause harm to residential amenity including from noise nuisance associated with vehicular activity and smells, emissions and pollutants. The Local Planning Authority contends that the development is not sustainable due to the environmental and social harm arising and that the significant and unacceptable harm to residential amenity justifies refusal of the application.

The proposals are contrary to Policies SG1 and SG17 of the South Holland Local Plan 2006 and to the national guidance within the National Planning Policy Framework 2012.

- 2 The application site is within the open countryside where Local Plan Policy SG4 (Development in the Open Countryside) states that planning permission will only be granted for development which is essential in the proposed location and cannot reasonably be accommodated within

S O U T H



H O L L A N D

DISTRICT COUNCIL

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defined settlement limits. The policy goes on to explain that development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where the need for the development in that location outweighs its impact and no other site or solution exists to accommodate the proposed development. The Local Planning Authority is of the opinion that the development is significantly harmful to the character and appearance of the open countryside and that there is no reason the business could not be accommodated within settlement limits. Therefore the proposals are contrary to policy SG4 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe by identifying matters of concern with the application. However, the issues are so fundamental to the proposal that it would not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

The determined plans are:

Existing/proposed site layout (scale 1:500), block plan (scale 1:500) and site location plan (scale 1:1250) submitted with the planning application.

Paul Jackson
Place Manager

14th September 2015

H04-0675-15

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.