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: H04/0993/01 Received: 31-AUG-01 Type: FULL

Name: Cotleigh
586-588 Green Lanes
London
N8 0RP

Agent: Cotleigh Consulting
586-588 Green Lanes
London
N8 0RP

Description: Erection of five new dwelling houses

Location : 4-12 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 first deposit draft South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
- reduce the over-supply of housing land in the district to be more in line with Policies 9, 10 and 11 of the Lincolnshire Structure Plan to 2011, and;
- be in accordance with advice within Government's Planning Policy Guidance Note No. 3 (Housing).
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. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

2 Visibility from the proposed point of access to Church Street is substantially below requirements due to the horizontal alignment of the road and the proximity of adjacent buildings. Drivers of vehicles emerging from the proposed access would not have sufficient warning of approaching vehicles and would therefore be likely to be in conflict with those vehicles, contrary to the interests of highway safety.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
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3 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. 01 & 02 received 20 August 2001.

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).

Director of Customer Services
14 JAN 2002 H04/0993/01

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 H04/0993/01 Received: 31-AUG-01 Type: FULL

Name: Cotleigh
586-588 Green Lanes
London
N8 0RP

Agent: Cotleigh Consulting
586-588 Green Lanes
London
N8 0RP

Description: Erection of five new dwelling houses

Location : 4-12 Church Street Donington

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

1 The proposal is contrary to Policy H3 of the first deposit draft South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
- reduce the over-supply of housing land in the district to be more in line with Policies 9, 10 and 11 of the Lincolnshire Structure Plan to 2011, and;
- be in accordance with advice within Government's Planning Policy Guidance Note No. 3 (Housing).
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. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

2 Visibility from the proposed point of access to Church Street is substantially below requirements due to the horizontal alignment of the road and the proximity of adjacent buildings. Drivers of vehicles emerging from the proposed access would not have sufficient warning of approaching vehicles and would therefore be likely to be in conflict with those vehicles, contrary to the interests of highway safety.

3 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 no 01 received on 20 Aug 01

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).

Director of Customer Services
10 JAN 2002

H04/0993/01

N4

TOWN AND COUNTRY PLANNING ACT 1971

HISTORICAL APPLICATIONS

REFERENCE : H04/0451/87

DATE RECEIVED : 30 4 87

APPLICANT : R Markham
Cotleigh Eng Co Ltd
586-588 Green Lanes
London

AGENT : Haiste Ltd
Borough House
Newark Road
peterborough

TYPE : Outline GRID REF : 520850 335780

DESCRIPTION : Sheltered housing flatlets

LOCATION : Site of 4 - 12 Church Street, Donington

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 41 of the Town and Country Planning Act 1971

2. The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
1) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
2) The siting and design of any vehicular access to a road;
3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

Cont/....

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

Cont/....
HO4/0451/87

3. There shall be no means of vehicular access on this frontage.

Reason: In the interests of road safety.

NOTE TO APPLICANT

1. There is some doubt whether the whole of this site is within the control of the applicant. At the reserved matter stage the planning authority will need to be satisfied either that the whole site can be developed or that the proposed scheme will work satifactorily on the undisputed section of the site.
2. The attention of the applicant is drawn to the department's letter of 16th September accompanying this notice.

B Smith

District Planning Officer (C)
17th September 1987

NO

N10

TOWN AND COUNTRY PLANNING ACT 1971

LISTED BUILDING CONSENT

APPLICATION NO: H4/0185/86 9 C DATE RECEIVED: 27/02/86

APPLICANT: Mr Roger Markham
586-588 Green Lanes
LONDON
N8 ORP

AGENT: Haiste International Ltd
71 London Road
PETERBOROUGH
PE2 9BB

TYPE: LBC GRID REF: 520860 335780

DESCRIPTION: Total demolition and clear site

LOCATION: 4 - 12 Church Street, Donington

The South Holland District Council hereby gives notice that listed building consent has been granted for the works in accordance with the application and plans submitted, subject to the following condition(s):

1. The works must be begun not later than the expiration of five years beginning with the date of this consent.
Reason: As required by Section 56A of the Town and Country Planning Act 1971.

1 Within a period of 6 months from the date of this decision, the exposed gable wall to No. 14 Church Street shall be made good and clad in brick work, samples of the brick being previously submitted to and approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of this part of the Donington Conservation Area.

2 Within a period of 6 months from the date of this permission, a 1.8 metre high brick wall shall be erected along the entire frontage of the site abutting the back edge of the pavement, and this wall shall be constructed in brick, a sample of which shall have been previously submitted to and approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of this part of the Donington Conservation Area.

District Planning Officer (C)
8th December 1986

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately

SOUTH HOLLAND DISTRICT COUNCIL

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