SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of H[redacted]g & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0019/01 Received: 08-JAN-01 Type: FULL

Name: Mr & Mrs Wilson
Ravensdale
Bensgate
Fleet
Spalding Lincs

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

Description: Erection of a self-contained 2 bed granny 'annexe'

Location : Ravensdale Bensgate
Fleet Spalding Lincs

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 H3 of the South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies 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 becuase, as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 The development will be contrary to Policy E1 of the South Holland District Local Plan in that it will result in an unacceptable impact on the visual amenity of the area by reason of the loss of open character.

The determined plans are:-
Dwg no.s 143-00 and 143/00/01 received 8 January 2001.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
02 MAR 2001

H05/0019/01

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.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H05/0019/01 Received: 08-JAN-01 Type: FULL

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Bensgate
Fleet
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Agent: G R Merchant
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Description: Erection of a self-contained 2 bed granny 'annexe'

Location : Ravensdale Bensgate
Fleet Spalding Lincs

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 thhere 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 H3 of the South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies 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 becuase, as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

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The determined plans are:- 143-00 and 143/00/01.

Director of Housing and Planning Services
28 FEB 2001

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H05/0019/01

LNS1-3-01.