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: H05/0363/02 Received: 27-MAR-02 Type: OUTLINE

Name: Mr M J Snushall
The Willows
Little Staughton Road
Colmworth
Bedford MK44 2LB

Agent: Mr M J Snushall
The Willows
Little Staughton Road
Colmworth
Bedford MK44 2LB

Description: Single storey dwelling with vehicle garages

Location : Rear of Suffolk House Fleet

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

1 The proposal would be contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which, in combination with other policies, seeks to achieve a more sustainable pattern of housing development in South Holland. To approve the proposal would have a cumulative effect on the scale of housing and location of housing that would be so significant as to prejudice the outcome of the Local Plan review process and the ability of the Local Planning Authority to deliver a sustainable pattern of development in accordance with the guidance in Planning Policy Guidance Note No. 3 'Housing'.

2 The site is within the indicative flood risk area as detailed on the Environment Agency 2001 Indicative Flood Plain 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 development which are at risk of flooding. The application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:
1:1250 and 1:2500 plans received 27 March 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Head of Planning & Development
02 JUL 2002

H05/0363/02

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 H05/0363/02 Received: 27-MAR-02 Type: OUTLINE

Name: Mr M J Snushall
The Willows
Little Staughton Road
Colmworth
Bedford MK44 2LB

Agent: Mr M J Snushall
The Willows
Little Staughton Road
Colmworth
Bedford MK44 2LB

Description: Single storey dwelling with vehicle garages

Location : Rear of Suffolk House Fleet

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

1 The proposal would be contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which, in combination with other policies, seeks to achieve a more sustainable pattern of housing development in South Holland. To approve the proposal would have a cumulative effect on the scale of housing and location of housing that would be so significant as to prejudice the outcome of the Local Plan review process and the ability of the Local Planning Authority to deliver a sustainable pattern of development in accordance with the guidance in Planning Policy Guidance Note No. 3 'Housing'.

2 The site is within the indicative flood risk area as detailed on the Environment Agency 2001 Indicative Flood Plain 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 development which are at risk of flooding. The application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:

X 1:1250 and 1:500 plans received on 27 March 2002.

Director of Customer Services
25 JUN 2002

H05/0363/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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PE11 2XE

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fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H05/1381/03 Received: 27-NOV-03 Type: RESERVED MATTERS

Name: Mr M J Snushall
The Willows
Little Staughton Road
Colmworth
Bedford MK44 2LB

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Bungalow and attached double garage (Outline application H05/0363/02)

Location : Rear of Suffolk House Fleet

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Note(s):

The determined plans are:
1:1250 site location plan, received 27 November 2003.
Amended Dwg. no. SD03-081/1, received 23 December 2003.
Dwg. no. SD03-081/2 and SD03/081/3, received 27 November 2003.

The applicant is advised that the development should be carried out in accordance with the Schedule of Conditions attached to the Appeal Decision relating to the outline planning application, reference H05/0363/02, dated 19 May 2003.

Head of Planning & Development
30-JAN-04

H05/1381/03

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.