

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H06/0228/97

Received: 05-MAR-97 Type: OUTLINE

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Spalding
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Agent: Mr C Powell
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Description: Erection of four detached dwellings, together with
demolition of existing pig unit

Location : Pig Unit, Ryefield Lane Gedney Fen
Spalding Lincs

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

1 Refuse Permission

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 7a of the Lincolnshire Structure Plan. This policy is in accordance with nation planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and is 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 this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.
2. The site is located along Ryefield Lane which has a carriageway width of only some 3 metres. This is inadequate for two vehicles to pass in safety. To allow this proposal would lead to an increase in traffic along this road where two vehicles, when meeting, would have to either overrun the existing carriageway edge or verge, to the damage of both or make long reversing manoeuvres, to the detriment of highway safety. It would also make it difficult to resist any similar application along this narrow road which would exacerbate the problems referred to.

01-MAY-97

Checked *SL*

Authorised to issue (inc Delegation)..... *4/2/5*