FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06/0562/98 Received:17-JUL-98 Type:FULL

Name: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincolnshire
PE11 1JX

Agent: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincolnshire
PE11 1JX

Description: Erect 16 dwellings and new roads.

Location : Land off Roman Bank Gedney Dyke
Spalding Lincolnshire

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

1 In the opinion of the Local Planning Authority the proposed development is too road dominated with too repetitive and standardised an appearance in terms of layout. Additionally, landscaping has not been incorporated as an integral part of the scheme. If permitted, the proposed scheme would result in a development lacking sufficient visual interest and variety, to the detriment of visual amenity. As such, it would be contrary to Structure Plan Policy 5A and South Holland District Local Plan Policies E1 and H2. These policies are based upon advice contained within the Department of the Environment Planning Policy Guidance Note No 3, 1992 (Housing) and are designed to ensure a higher quality of design and landscaping in all new housing developments.

2 Such development, if permitted, would also be contrary, in the opinion of the Local Planning Authority, to the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as supplementary planning guidance.

Director of Housing and Planning Services
02-SEP-98 H06/0562/98

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H06/0562/98 Received:17-JUL-98 Type:FULL

Name: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincolnshire
PE11 1JX

Agent: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincolnshire
PE11 1JX

Description: Erect 16 dwellings and new roads.

Location : Land off Roman Bank Gedney Dyke
Spalding Lincolnshire

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

1 In the opinion of the Local Planning Authority the proposed development is too road dominated with too repetitive and standardised an appearance in terms of layout. Additionally, landscaping has not been incorporated as an integral part of the scheme. If permitted, the proposed scheme would result in a development lacking sufficient visual interest and variety, to the detriment of visual amenity. As such, it would be contrary to Structure Plan Policy 5A and South Holland District Local Plan Policies E1 and H2. These policies are based upon advice contained with the Department of the Environment Planning Policy Guidance Note No 3, 1992 (Housing) and are designed to ensure a higher quality of design and landscaping in all new housing developments.

2 Such development, if permitted, would also be contrary, in the opinion of the Local Planning Authority, to the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as supplementary planning guidance.

28-AUG-98 Checked .....

Authorised to issue (inc Delegation).....