

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06/0673/02

Received: 31-OCT-02

Type: FULL

Name: M & R Markillie
Stonegate House
Gedney
Spalding
Lincs PE12 0BY

Agent: Grounds & Co
Market Place
March
Cambs
PE15 9JH

Description: Conversion to a dwelling house

Location : Apple Barn Station Road
Gedney

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 it has not been satisfactorily demonstrated that every reasonable attempt has been made to secure an alternative business use for the building in accordance with the Council's set procedure. The proposal is not therefore in accordance with Policy H4 of the adopted South Holland District Local Plan which is part of an overall policy to encourage the reuse of redundant buildings for commercial use in preference to residential. This is in accordance with advice within Planning Policy Guidance Note No. 7 'The Countryside - Environmental Quality and Economic and Social Development', aimed at sustaining the rural economy.

Note(s):

The determined plans are:

Dwg nos. G-02.1.1.(b), 02/8/1003 and 02/8/1003/1 received on 13 Sep 02.

Your attention is drawn to the enclosed advice letter and leaflets about bats and your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994. In the event of an appeal against this decision, this issue will need to be addressed.

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

Sevians

Head of Planning & Development
17 FEB 2003

H06/0673/02

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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You are advised that the Environment Agency has raised objections in the absence of a Flood Risk Assessment (FRA) and that the Lincolnshire Bat Group has requested that a bat and barn owl survey be carried out prior to any planning permission being granted. In the event of an appeal against this decision, these issues will need to be addressed.

Town and Country Planning Act etc

DRAFT REFUSAL

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Note(s):

Drawing no. 0-02 1.1 (6), 02/8/10-13, 02/8/10-13/1
see 13/11/02.

The determined plans are:

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... to the fact that the ... of appeal, and ... Yes

Director of Customer Services
13 FEB 2003

H06/0673/02

13/11/02

11/11/02