

FILE COPY



Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H06/0674/02

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

Location : The Old Dairy Broadgate Road
Gedney Broadgate

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.
- 2 The proposal is contrary to Policy H4(2) of the adopted South Holland District Local Plan as the design is considered inappropriate thus harming the character of this historic building.
- 3 The proposal is contrary to Policy H4(3) of the adopted South Holland District Local Plan which requires the building to be capable of conversion without extensive alteration, rebuilding or extension to make it suitable for residential use. It is considered that the Old Dairy will require substantial rebuilding to make it capable of conversion.

Council Offices
Priory Road
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Telephone: (01775) 761161
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Email: Info@sholland.gov.uk

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Note(s):

The determined plans are:

Dwg No. G-02.1.1.(c) received on 12 Jun 02.

Dwg Nos.02/9/1004 and 02/9/1004/1 received on 13 Sep 02.

Sevians

Head of Planning & Development

05 MAR 2003

H06/0674/02

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

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**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 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.
- 2 The proposal is contrary to Policy H4(2) of the adopted South HOLLAND District Local Plan as the design is considered inappropriate thus harming the character of this historic building.
- 3 The proposal is contrary to ^{Policy H4(3) of the adopted SHDLP} ~~Criteria 3 of Policy H4~~ which requires the building to be capable of conversion without extensive alteration, rebuilding or extension to make it suitable for residential use. It is considered that the Old Dairy will require substantial rebuilding to make it capable of conversion.

Director of Customer Services
25 FEB 2003

H06/0674/02

Please
Stamp
Sat. Plan
✓

3/3 Sat

6/6 4/3/03