Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H07/0142/03 Received: 27-JUN-03 Type: OUTLINE

Name: Total Print Ltd
Hillside
Station Road
Gedney Hill
Spalding Lincs PE12 0PN

Agent: Total Print Ltd
Hillside
Station Road
Gedney Hill
Spalding Lincs PE12 0PN

Description: Erection of dwelling (siting committed) and extension to existing factory (siting only)

Location : Hillside Station Road
Gedney Hill

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

1 Policy H3 of the adopted South Holland District Local Plan and Policy H4 of the First Deposit Draft of the South Holland District Local Plan to 2011 state that proposals for new dwellings will only be permitted in conjunction with agriculture. In addition, Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 states that within villages provision will only be made for the development of land which currently has the benefit of planning permission. This is part of the Housing Strategy of the evolving Local Plan.

Note(s):

The determined plans are:
Dwg nos. AL/1 and AL/1A received on 11 Feb 03.

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You are advised that the Environment Agency objected to the proposal given the absence of a Flood Risk Assessment (FRA) under the provisions of Planning Policy Guidance Note No. 25 'Development and Flood Risk', July 2001. However, this Council published a Strategic Flood Risk Assessment (SFRA) in February 2003 which shows the application site to be within an area adequately defended by existing Drainage Board systems. The Council is therefore satisfied that the submission of a Flood Risk Assessment would not be required in the event that you wish to take the proposal further or re-submit a similar planning application . The Environment Agency has been notified of this decision.

Details of the Council's SFRA are available at the Council Offices, Priory Road, Spalding or on the Council's web-site, www.sholland.gov.uk.

Head of Planning & Development
23 OCT 2003 H07/0142/03

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.

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Director of Rural Services

Town and Country Planning Act etc

DRAFT REFUSAL

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Director of Customer Services
23 OCT 2003

23/10

H07/0142/03