

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H07-0261-15 Received: 7th April 2015

Type: FULL

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Agent: Mrs L Seal
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Description: Siting of mobile building as temporary dwelling, erection of 2 mobile stable blocks and feed room and 2 mobile field shelters (part retrospective)

Location : TEREMOK STATION ROAD
GEDNEY HILL SPALDING

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

- 1 The applicant has failed to satisfactorily demonstrate that there is an essential need for a rural workers dwelling in this countryside location. Although now cancelled following publication of the National Planning Policy Framework, 2012, previous guidance set out at Annexe A to PPS7 - Sustainable Development in Rural Areas remains relevant, being a long established and accepted series of tests against which proposals for new rural workers dwellings may be assessed, and has been taken into account here. Having considered all the submitted information, and having sought advice from an independent agricultural consultant, the Local Planning Authority concludes that there is no essential need for a rural workers dwelling in this location. The proposal is therefore contrary to national guidance set out in Paragraph 55 of the National Planning Policy Framework, 2012, and to Policy HS7 of the South Holland Local Plan, 2006.

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The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible by identifying matters of concern with the application and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

The determined plans are:

Plan 1 - Location Map, Plan 2- Block Plan, Plan 3 - Boundary Distances, Plan 4 - Elevations,
Document 1 - Existing Cabin, Document 2 - Proposed Dwelling, Document 3 - Proposed Dwelling,
Document 4 - Proposed Dwelling, Document 5 - Proposed Dwelling, Document 6 - Business Plan,
Document 7 - Stables, Document 8 - Stables & Document 9 - Field Shelter.



Paul Jackson
Place Manager

7th September 2015

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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.