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Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
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Lincolnshire
PE11 2XE

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/0653/03 Received: 16-JUN-03 Type: OUTLINE

Name: Lincoln Co-Operative Society
Stanley Bett House
15-23 Tentercroft Street
Lincoln
LN5 7DB

Agent: Banks Long & Co
15 St Marys Street
Lincoln
LN5 7EQ

Description: Residential development

Location : 3-5 Westhorpe Road Gosberton

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

1 The development would necessitate the demolition of a building which makes a positive contribution to this part of the Gosberton Conservation Area. In the opinion of the Local Planning Authority the building should be retained and the possibility of its conversion to residential use should be explored. To sanction the loss of the existing building and the redevelopment of the site would be contrary to Policy E1 of the adopted South Holland District Local Plan in that it would not preserve or enhance the Conservation Area.

Note(s):

The determined plans are:
1:1250 Site location plan received 23 May 2003.

The site of the proposed development is in an area of archaeological sensitivity and as such the Lincolnshire County Council Archaeological Section have requested further information in the form of an Archaeological Evaluation prior to making a recommendation. In the event that you wish to take the proposal further or re-submit a similar application you are advised to carry out such an evaluation. If you require further advice on this matter please contact the Lincolnshire County Council Archaeological Section (Mr Jim Bonner tel: 01522 553074).

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

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The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. In the event that you wish to take the proposal further or re-submit a similar application you are advised to carry out such an assessment. If you require further advice on this matter please contact the Environment Agency (Planning Liaison Officer tel: 01522 785896).

The applicant is advised that the Local Planning Authority may favourably consider an application to convert the existing building on site for residential purposes.

Head of Planning & Development
23 DEC 2003 H08/0653/03

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.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H08/0653/03 Received: 16-JUN-03 Type: OUTLINE

Name: Lincoln Co-Operative Society
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15-23 Tentercroft Street
Lincoln
LN5 7DB

Agent: Banks Long & Co
15 St Marys Street
Lincoln
LN5 7EQ

Description: Residential development

Location : 3-5 Westhorpe Road Gosberton

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

1 The development would necessitate the demolition of a building which makes a positive contribution to this part of the Gosberton Conservation Area. In the opinion of the Local Planning Authority the building should be retained and the possibility of its conversion to residential use should be explored. To sanction the loss of the existing building and the redevelopment of the site would be contrary to Policy E1 of the adopted South Holland District Local Plan in that it would not preserve or enhance the Conservation Area.

Note(s):

The determined plans are:

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Director of Customer Services
16 DEC 2003

H08/0653/03

Pan 23-12-03