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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08-1088-14 **Received:** 30th December 2014 **Type:** FULL

Name: D E Brand & Sons Ltd
Birds Drove
Surfleet
Spalding
Lincs
PE11 4BE

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs
PE11 3RY

Description: Proposed permeable parking area for employee vehicles with access/egress onto Birds Drove

Location : Birds Drove Surfleet
Spalding

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

- 1 The site is in an area of open countryside where there is a presumption against development unless it is essential in the proposed location. In this case the application is for the change of use from agricultural use to staff car park. The established character of Birds Drove is mainly agricultural with views across open fields looking out towards the A152. The granting of permission for the development as proposed would be considered harmful to the character of the surrounding countryside due to the visibility of that location over long distances. The car park would therefore form a prominent and intrusive feature which would be out of character with the agricultural nature of its surroundings. There is already some car parking for workers vehicles within the curtilage of land owned by D E Brand and Sons, so the change of use of the land is not deemed as essential to this location due to the possibility of other solutions being available without encroaching on open fields. The proposal is therefore contrary to Policy SG4 of the South Holland Local Plan 20006 which seeks to prevent development in the open countryside which is not essential to that location, and Policy SG14 which indicates that new development should not result in an unacceptable impact on the character of the landscape, but should instead make a positive contribution to the architectural and visual quality of its surroundings. This policy is in accordance with advice set out within paragraphs 17 and 112, and Section 7 of the National Planning Policy Framework, 2012.

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The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe, and 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 reason 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

Note:

The determined plans are:
Dwg. no. 413/LP/BP/2014.



Paul Jackson
Planning Manager

24th February 2015

H08-1088-14

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.