

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/1332/01

Received: 22-NOV-01

Type: FULL

Name: Mr J Boyall
32 Knight Street
Pinchbeck
Spalding
Lincs

Agent: A C Hornsby
Peak Hill
Cowbit
Spalding
Lincs. PE12 6AW

Description: Change of use of former offices into dwelling

Location : Former Offices to Coach Depot High Street
Gosberton

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

- 1 To grant planning permission would prejudice the preparation of the evolving South Holland District Local Plan to 2011 which aims to reduce the over-supply of housing land in the district and enable housing development more in line with policies 9 and 10 of Lincolnshire Structure Plan to 2011 and in accordance with the Government's policies in Planning Policy Guidance Note No. 3 "Housing", a proposed development would, if permitted, add unnecessarily to the supply of housing land contrary to those aims and would create a precedent for creating other permissions which would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.
- 2 The site is within the indicative flood risk area as detailed on the Environment Agency 2000 Indicative Floodplain Map. The site is therefore at risk of flooding, and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 "Development and Flood Risk" (PPG25) requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:

Location plan & block plan received 22 November 2001.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Director of Customer Services
22 FEB 2002

H08/1332/01

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

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The determined plans are:

Location Plan & Block Plan 22-11-01

[Signature]

Director of Customer Services
20 FEB 2002

H08/1332/01

St 21/2
Pm 21/2

0221/2.