



Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0195/98

Received: 23-FEB-98 Type: FULL

Name: M Ayres
High Road
Whaplode
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Residential development 3 bungalows

Location : Battlefields Lane Holbeach
Spalding Lincs

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

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.
- 2 In the opinion of the Local Planning Authority the proposal is a cramped form of backland development which would have a detrimental effect upon the residential amenity of adjoining properties, particularly those adjacent the private drive.
- 3 The proposal, if permitted, would lead to a further intensification of vehicular movement at the Battlefields Lane/Washway Road Junction, where visibility is restricted. Such extra movements could increase the chances of vehicles emerging onto Washway Road in the path of oncoming traffic, to the detriment of highway safety. The majority of such traffic would also have to cross the busy A17 Trunk Road to access local facilities, to the detriment of highway safety.

Additionally, the proposal if permitted would make it difficult to resist further depth development which would further exacerbate the highway safety issues addressed.

Director of Housing and Planning Services
27-MAY-98 H09/0195/98

This decision refers only to that required for the purposes of the Town and Country Planning Act 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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21-MAY-98

Checked ✓ d. u. / 1 M. A. 22/5.

Authorised to issue (inc Delegation)... 02... 26/5.