

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0439/98

Received: 01-MAY-98 Type: OUTLINE

Name: B Ayres
27 Damgate Road
Holbeach
Spalding
Lincs PE12 7BH

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Residential development

Location : Damgate Road 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 Lincolnshire Structure Plan Policy 7a and Deposit Draft District Local Plan Policy H3. These Policies are 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 are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the 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 these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.
- 2 The site is located on the outside of a bend on Damgate where the carriageway is below 5 metres in width, with no footways or street lighting. To allow this proposal would introduce right turning traffic into the site. Such vehicles, due to the road alignment, would have inadequate vision of approaching traffic, to the detriment of highway safety. Additionally, the site is remote from local facilities. There are no footway links to the centre and pedestrians would have to walk along the unlit carriageway, to the detriment of safety.
- 3 In the opinion of the Local Planning Authority the proposal to discharge foul effluent to a septic tank/soakaway system in this area would create an unacceptable risk of pollution of the water environment. As such it is considered to be contrary to Deposit Draft District Local Plan Policy E15. Additionally, the site is within 250 metres of a landfill site which was licensed to receive a mixture of waste, including

putrescible, domestic waste. Consequently, the site may be producing landfill gas.

Director of Housing and Planning Services
03-JUL-98 H09/0439/98

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

DRAFT REFUSAL

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01-JUL-98

Checked *K. J. ... 11.7.*

Authorised to issue (inc Delegation) *A. 247....*