

FILE COPY

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H09-0453-15 **Received:** 19th May 2015

Type: FULL

Name: Mr William Gaskin
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Lincs
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Agent: Peter Humphrey Associates
31 Old Market
Wisbech
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PE13 1NB

Description: Replacement dwelling for existing static caravan

Location : 5 ROSE VIEW DRIVE HOLBEACH
SPALDING

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

- 1 The application site is within the open countryside where replacement dwellings will only be allowed where they meet the criteria set out in Policy HS17 of the South Holland Local Plan 2006. The existing structure on the site is a mobile/temporary dwelling. The proposals to replace this structure with a permanent dwelling constructed from traditional materials is unjustified and contrary to Policy HS17, which specifically resists this at Paragraph 2.
- 2 The application site is a plot within a dedicated Travellers site. The replacement of a mobile structure with a permanent dwelling would unacceptably erode the level of provision on the site and would set a precedent that would make it all but impossible for the Local Planning Authority to resist further such applications on the remaining plots. This could potentially lead to the complete loss of this extremely important facility for the travelling community, thus being contrary to the objectives and intentions of national guidance contained in Planning Policy for Travellers Sites (March 2012).

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The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible by identifying matters of concern with the application. However, the issues are so fundamental to the proposal that it has not been possible to support the application for the reasons which have been clearly identified within the reasons for the refusal and 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.

The determined plans are:

Dwg. nos. 5282 Site and Location Plans and 5282-PL01a Proposed Plan and Flood Risk Assessment, dated 29 May 2015, prepared by Peter Humphrey Associates Ltd.



Paul Jackson
Planning Manager

30th July 2015

H09-0453-15

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.