

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0557/98

Received: 01-JUN-98 Type: FULL

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

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

Description: Two semi-detached houses

Location : Damgate 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 Structure Plan Policies 6A and 7A and District Local Plan Policies H3 and H5. These 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 purpose 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 proposed plots are located between two bends in Damgate Road where visibility is restricted and below the standards set down in Department of Environment Planning Policy Guidance Note No. 13, 1994 (Transport). This is the case particularly to the north and consequently vehicles leaving these plots would have insufficient visibility, to the detriment of highway safety. Additionally, vehicles turning right into the site would have to wait close to a sharp bend, to the detriment of the safety of traffic using this road.

 Further, the plots are remote from the town centre and local facilities. Residents walking to these facilities would have to travel on an unlit carriageway, to the detriment of their 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 District Local Plan Policy E15.

Director of Housing and Planning Services
05-AUG-98 H09/0557/98

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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03-AUG-98

Checked ✓ S. 3/8... M. 5/8

Authorised to issue (inc Delegation)..... *MS*