SOUTH HOLLAND DISTRICT COUNCIL

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

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0742/02 Received: 26-JUN-02 Type: FULL

Name: Mr & Mrs D Allam
35 Joys Bank
Holbeach St Johns
Spalding
Lincs PE12 8SD

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Change of use of agricultural land to domestic garden

Location : Adj. 35 Joys Bank Holbeach St Johns

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

1 The site (presently agricultural land) is outside the confines of the 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 contrary to South Holland District Local Plan Policy E12 and emerging Lincolnshire Structure Plan Policy 47. 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 and the preservation of the character of the countryside. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would extend development beyond the established and defined boundary of the village and be harmful to the purposes of these policies. As well as its individual effect on these issues it would encourage further similar proposals which would be difficult to resist.

The determined plans are:
Site location plan received 26 June 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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Sevenoaks

Head of Planning & Development
08 OCT 2002

H09/0742/02

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.

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Town and Country Planning Act etc

DRAFT REFUSAL

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Description: Change of use of agricultural land to domestic garden

Location : Adj. 35 Joys Bank Holbeach St Johns

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The site (presently agricultural land) is outside the confines of the 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 contrary to South Holland District Local Plan Policy E12 and emerging Lincolnshire Structure Plan Policy 47. 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 and the preservation of the character of the countryside. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would extend development beyond the established and defined boundary of the village and be harmful to the purposes of these policies. As well as its individual effect on these issues it would encourage further similar proposals which would be difficult to resist.

Director of Customer Services
03 OCT 2002

H09/0742/02