SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0820/96 Received:30-AUG-96 Type:FULL

Name: Mrs L Betts
Hurn Bank
Holbeach Hurn
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development (two cottages)

Location : Hurn Bank Holbeach Hurn
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, 1992 (The Countryside and the Rural Economy), and is 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 this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 The proposed development would constitute a substandard layout of land insofar as the shared means of access would give rise to inconvenience and disturbance to the occupiers of the dwellings and also to the existing bungalow immediately to the east.

3 The proposed dwellings, if permitted, would increase the vehicular use of an existing access which due to its gradient and location on this narrow section of road is unsuitable to serve further development. Vehicles leaving the site have, due to the gradient, inadequate sighting of oncoming traffic to the detriment of highway safety. Also, if permitted, it would lead to service vehicles having to wait for a disproportionate length of time on this narrow road to the detriment of other road users.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
30-JAN-97 H0970820/96

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

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22-JAN-97

Checked ..... SAS 23/1

Authorised to issue (inc Delegation)..... 27/1

letter to go with decision