FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0994/94 Received:01-NOV-94 Type:S73A CONTINUATION

Name: Mr & Mrs J W Blake
Decoy Farm
Little Dog Drove
Holbeach St Johns
Spalding Lincs

Agent: Mr & Mrs J W Blake
Decoy Farm
Little Dog Drove
Holbeach St Johns
Spalding Lincs

Description: Continuation of planning permission without complying with agricultural habitation clause
Location : Decoy Farm Little Dog Drove
Holbeach St Johns Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the retention of buildings/continuation of use of land for the reason(s) set out below:

1 The site is situated in a rural area where it is the policy of the Local Planning Authority not to permit applications for residential development unless there is an overriding need in connection with agriculture. Permission was originally granted because such a need existed and the restrictive occupancy condition was imposed accordingly. Before permitting applications to remove such conditions, the Local Planning Authority needs to be satisfied that there is no longer a demand for the dwelling by the agricultural workforce. In this case, it is considered that the property has not to date been marketed for a sufficient length of time at a price which reflects the existence of the condition, and the Local Planning Authority cannot therefore assess whether or not such a demand exists. To permit the application on this basis would be contrary to the aims of Structure Plan Policy 7A and also National Planning Policies, which seek to restrict development in the open countryside, and would encourage applications of a similar nature.

Director of Planning and Building Control Services
09-DEC-94 H09/0994/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

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Description: Continuation of planning permission without complying with agricultural habitation clause
Location : Decoy Farm Little Dog Drove
Holbeach St Johns Spalding Lincs

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

1 The site is situated in a rural area where it is the policy of the Local Planning Authority not to permit applications for residential development unless there is an overriding need in connection with agriculture. Permission was originally granted because such a need existed and the restrictive occupancy condition was imposed accordingly. Before permitting applications to remove such conditions, the Local Planning Authority needs to be satisfied that there is no longer a demand for the dwelling by the agricultural workforce. In this case, it is considered that the property has not to date been marketed for a sufficient length of time at a price which reflects the existence of the condition, and the Local Planning Authority cannot therefore assess whether or not such a demand exists. To permit the application on this basis would be contrary to the aims of Structure Plan Policy 7A and also National Planning Policies, which seek to restrict development in the open countryside, and would encourage applications of a similar nature.

08-DEC-94 AD check.....

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