SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/1271/02 Received: 21-NOV-02 Type: FULL

Name: M J & M A Stock
Elmhurst
Dog 's Drove
Holbeach Drove
Spalding Lincs PE12 0FA

Agent: Richard J Diggle
5 Spalding Road
Holbeach
Spalding
Lincs. PE12 7HG

Description: Conversion of packing shed into two family dwellings

Location : Elmhurst Dog 's Drove
Holbeach Drove

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

1 In the opinion of the Local Planning Authority the proposal is tantamount to the creation of two new dwellings in the open countryside. As such it is considered to be contrary to Policy 13 of the Lincolnshire Structure Plan and Policies H3 and H4 of the adopted South Holland District Local Plan. These indicate that new residential development should normally only be allowed in the open countryside under exceptional circumstances, for example, where there is an agricultural need. No special circumstances exist in this case. The proposal is therefore considered to be contrary to the objectives of these policies, which include the prevention of domestication of the countryside and general preservation of its character. The proposal would, if permitted, also encourage further applications of a similar nature which would then be hard to resist.

2 In the opinion of the Local Planning Authority the site would not represent a sustainable location for new housing development. The proposal is therefore contrary to Policy GEN1 of the First Deposit Draft of the South Holland District Local Plan. This is in accordance with advice within Planning Policy Guidance Note No. 3 'Housing' and Planning Policy Guidance Note No 13 'Transport' which are geared towards concentrating new housing development within sustainable locations.

Note(s):

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

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The determined plans are:
Dwg nos. 374-01, 374-02, site location plan and site plan received 21 November 2002.

Head of Planning & Development
20 MAR 2003

H09/1271/02

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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Note(s):

The determined plans are:

Director of Customer Services
18 MAR 2003

H09/1271/02