

SALLY WALTHAM

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Director of Housing & Planning Services

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H11/0972/99

Received: 29-SEP-99

Type: FULL

Name: GTL Developments

High Grove

Bedford Row

Foul Anchor

Wisbech Cambridgeshire

Agent: Status Design

2 Edinburgh Walk

Holbeach

Spalding

Lincs PE12 7AP

Description: Erection of a 4 bed detached house and detached two storey
garage block

Location : Seagate Road Long Sutton
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 is 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 and Policy H3 of the South Holland District Local Plan. 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 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 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 proposal is contrary to Policy E1 of the South Holland District Local Plan in that it has a detrimental impact on the setting of the adjacent Listed Building (Seagate Hall). This is by reason of the proposed house and two-storey garage block being a substantial building located in a prominent position clearly visible from the A17 trunk road and Seagate Road. In such a position, views of the Listed Building would be obscured.

The determined plans are:-

Dwg nos. 772005/3, 772005/5 & 772005/6 received on 29 Sep 99.

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08 DEC 1999

H11/0972/99

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.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H11/0972/99

Received: 29-SEP-99 Type: FULL

Name: GTL Developments
High Grove
Bedford Row
Foul Anchor
Wisbech Cambridgeshire

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

Description: Erection of a 4 bed detached house and detached two storey
garage block
Location : Seagate Road Long Sutton
Spalding Lincs

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

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The determined plans are:-

Dwg nos. 772005/3, 772005/5 & 772005/6 received on 29 Sep 99.

Director of Housing and Planning Services
04 DEC 1999

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14/12

H11/0972/99

L75, 7, 12, 99