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Peter Humphrey Associates Ltd
30 Old Market
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PE13 1NB

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference: H12-0271-16 **Date of Decision:** 20th June 2016

Applicant: Mr & Mrs N Barrington-Kenney
Copper Beech
Lutton Gowts
Lutton
Spalding Lincs
PE12 9LQ

Location: Land North East Of Copper Beech Lutton Gowts Lutton Spalding

Description: Residential development

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 The site is located to the rear (east) of existing frontage development, the latter of which defines the northernmost extent of Long Sutton Development Boundary as defined in both the South Holland Local Plan, 2006 and emerging South East Lincolnshire Local Plan. The aforementioned both make provision for limited infill development only in this location. The site is approximately 1.5km from the centre of Long Sutton, where the main services and facilities are situated. It is not on a regular public transport route. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles to access local services which, no matter the distance of travel involved, would be contrary to one of the core planning principles of paragraph 17 of the Framework to make the fullest use of public transport. Moreover, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning. It is therefore considered that a development of this scale is not suitable in terms of sustainability.

Also, the proposal constitutes a form of backland development that extends out into open countryside at odds with existing frontage development within the immediate locality. It is

considered to be out of character with the rural locality and also detrimental to the setting of the nearby Sneath's Mill (Grade I listed), which is situated in an open rural setting.

Consequently, the site is not considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the character of the countryside. It is therefore contrary to Policies SG1, SG2, SG4 and SG14 of the South Holland Local Plan and Paragraphs 14 and 17 and Sections 6, 7 and 12 of the National Planning Policy Framework, 2012. In particular, Paragraphs 14, 17 and 49 indicate that new housing should be in a sustainable location and contribute towards protecting and enhancing the environment.

2 Vehicular access to the site would be between Copper Beech and a bungalow immediately to the south (Newhaven). It is considered that the amenity of occupiers of the latter in particular would be materially harmed in terms of noise and disturbance created by vehicles regularly entering and leaving the site. The proposal therefore fails to accord with Policies SG14 and SG17 of the South Holland Local Plan, 2006, which aim to protect the amenity of nearby residents, both existing and future.

3 It has not been satisfactorily demonstrated that there is adequate visibility to the south without encroaching onto land outside the applicant's control. Consequently, the proposal does not satisfactory accord with Policy SG15 of the South Holland Local Plan, 2006, which indicates that there should be safe and convenient access to and from the site.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. Furthermore, matters of concern with the application have been identified and discussed with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm, which has been clearly identified within the reasons for the refusal, approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are:
Dwg. No. 5461-PL01;
Heritage Impact Assessment by Peter Humphrey Associates;
Flood Risk Assessment and addendum by Engineering Support Practice Ltd.



Paul Jackson
Place Manager

South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.