SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0751/94 Received:02-AUG-94 Type:OUTLINE

Name: Mr I Pite
66 Clay Lake
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Building plot for single storey dwelling

Location : Rear of 5 & 7 Pipwell Gate Moulton Seas End
Spalding Lincs

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 proposed site is outside the confines of the village (as defined by the Interim Boundary of Development) in an area where it is the policy to permit new development only in exceptional cases where it is satisfied 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 Policies 5a and 7a of the approved Lincolnshire Structure Plan. These policies are in accordance with National Planning Policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) and are aimed at, inter alia, the preservation of the character of villages and the countryside. Further, in the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues it would encourage further similar proposals which would then be difficult to resist.

2 In the opinion of the Local Planning Authority, the proposal is an undesirable form of backland development which would, if permitted, adversely affect the residential amenity of neighbouring property.

3 The proposal would, if permitted, intensify the use of an existing access. This access has poor visibility to the west due to the proximity of the existing property, 7 Pipwell Gate. Vehicles leaving this access have to edge out into the carriageway of Pipwell Gate before being able to see, or be seen by, oncoming traffic, to the detriment of highway safety. To allow an extra dwelling would add some 8 vehicle movements per day in and out of this access, which would exacerbate the problems of egress.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
30-SEP-94 H13/0751/94

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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29-SEP-94

AD check.....30/9/94.....

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