SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0976/97 Received:24-SEP-97 Type:FULL

Name: Mr & Mrs C A Ward
The Manor House
Bell Lane
Moulton
Spalding Lincs PE12 6PQ

Agent: Alwyn Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Erect dwelling and garage with stables

Location : Church Lane Moulton
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 it 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. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7 (Revised) 1997 "The Countryside - Environmental Quality and Economic 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 this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 In the opinion of the Local Planning Authority backland development such as that proposed would have an unsatisfactory visual relationship with existing development along Church Lane. As such the proposal would be contrary to Structure Plan Policy 5a and also advice within Planning Policy Guidance Note No. 3 (Revised) 1992 "Housing". Additionally, the proposed dwelling would, if permitted, affect the residential amenity of neighbouring property. This would be particularly in terms of noise and disturbance created by additional traffic using the private drive.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
19-NOV-97 H13/0976/97

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

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Location : Church Lane Moulton
Spalding Lincs

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

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14-NOV-97 Checked 18/11

Authorised to issue (inc Delegation)..... 18/11