



Direct Line 0272-218927  
Switchboard 0272-218811  
Fax No 0272-218769  
GTN 1374

Date:

25 AUG 95



extension of scattered or ribbon development and of residential development in the countryside unless essential for the needs of farming and forestry. This accords with national planning policies.

4. I note that planning permission for the change of use of this former telephone exchange to permit the storage of building materials was refused in 1980. There is no indication in the representations to confirm that the existing, or last, use as a builder's yard is a legal use. Be that as it may, on my inspection the site did not appear to so used and I found its appearance to be more in character with the adjacent paddock than with the ribbon development of housing to the west, for this mature timber building has a rural character and the traditional hedgerows of the paddock visually enclose it while the eastern boundary of its curtilage scarcely registers on the eye.

5. It is clear to me that a dwelling on this site would have a much greater impact on the appearance of the area than that of the former Exchange. It is likely that it would be much more prominent from the eastern approach in winter than it was at the time of my inspection, given the seasonal loss of foliage. A dwelling here would have the effect of an extension of the existing ribbon development to the west. The eastern boundary of the appeal site is insignificant and does not form a clear physical edge on which development should, ideally, terminate. The adjacent cottage, being close to the highway, has all the appearance of terminating the ribbon development on the north side of High Road, notwithstanding the existence of the former Exchange, and it is my opinion that it would be harmful to the appearance and character of the locality if housing development were to extend beyond it. All this leads me to agree with the Council that the proposal is contrary to the aims of Policies 6A and 7A of the Structure Plan. I therefore conclude that planning permission should not be granted.

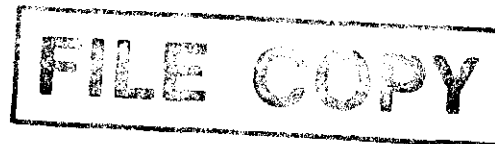
7. I agree with you that a dwelling here would be unlikely to have any material impact on the amenities of adjacent residents but, having weighed that with all other matters raised in the representations, I am not led to any other conclusion.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your clients' appeal.

Yours faithfully



ERIC PEARSON DiPTP FRTPI  
Inspector



Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H13/1100/92

Received: 21-OCT-92 Type: OUTLINE

Name: Midland Bank Plc &  
Trustees of J Ward Senior  
c/o R Longstaff & Co  
5 New Road  
Spalding Lincs

Agent: R Longstaff & Co  
5 New Road  
Spalding  
Lincs

Description: Erection of single dwelling with garage and removal of  
existing store building

Location : Part OS. 6089, High Road 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 Moulton Interim Boundary of Development in an area where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to Policies 6A 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 No. 7, 1992 (Countryside and Rural Economy) and are aimed at, inter alia, the preservation of the character of 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 upon these issues it would form a precedent for further similar proposals which would then be difficult to resist.
- 2 Any dwelling upon the site would need to be positioned well back to avoid the existing frontage trees. As such, it is the opinion of the Local Planning Authority that it would be out of character with existing development in the immediate locality, especially the cottage immediately to the west which abuts the public highway. Consequently, the proposal is considered to be contrary to Structure Plan Policy 5A which stresses that new development should satisfactorily relate to existing.

Director of Planning and Building Control Services  
30-DEC-92      H13/1100/92

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.

of each parcel of land is shown within the parcel. It is important to specify the number(s) of the plan(s) on which it falls.

Levelled ..... 1965

The map shows a residential area in Lincolnshire, UK, with a grid overlay. The grid is labeled with numbers 304, 305, 306, 307, and 308 along the top, and 20, 30, and 40 along the right side. The title 'LINCOLNSHIRE' is centered at the top. The map includes several streets: 'HIGH ROAD' running horizontally across the middle, 'Moulton Park' to the right, and 'HATT CLOSE' at the bottom. A 'telephone Exchange' is marked with a red box and labeled '135/24'. Other features include 'Pond', 'Drain', 'Pump', and various numerical values for land parcels. A specific building is highlighted with a red box and labeled '135/24'. The map also shows a 'Shelter' and a 'Pond' near the center. The overall layout is a detailed cadastral map showing property boundaries and buildings.