Town and Country Planning Act etc

DRAFT REFUSAL

Reference H14/0109/01 Received: 12-MAR-01 Type: FULL

Name: Mr & Mrs Freir
The Yews
Spalding Road
Pinchbeck
Spalding Lincs

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs

Description: Proposed residential farmhouse and new vehicular access

Location : Off Spalding Road Pinchbeck
Spalding

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

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 and South Holland District Local Plan Policy H3. 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 are 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 application site is located on a busy section of Class II County Highway, close to the entrances to the South Holland Enterprise Park and a Garden Centre. There is no footway on this (west) side of Spalding Road and pedestrians walking along the carriageway edge or crossing Spalding Road between the site and the footway on the east side are likely to conflict with the relatively high number of vehicles on Spalding Road, some of which will be commencing turning into Enterprise Park and the Garden Centre. Approval of this application could make future applications for further frontage plots, on adjacent land difficult to refuse (a) further detriment to highway safety.

The determined plans are:-
Site location plan received 31 January 2001.
Dwg no. 3012-1 received 12 March 2001.

Director of Housing and Planning Services
27 APR 2001

H14/0109/01