SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0210/98 Received:24-FEB-98 Type:OUTLINE

Name: Mr and Mrs C Gedney
Glen House
Northgate
Pinchbeck
Spalding, Lincolnshire

Agent: East Midlands Design Assoc
Willow Lodge
Horseshoe Road
Spalding
Lincolnshire

Description: Residential development.

Location : Land Adj. Glen House Northgate
Pinchbeck Spalding

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 exeptional 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, 1997 (The Countryside - Environmental Quality and Economic and 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 opionion of the Local Planning Authority a dwelling on this site would suffer inadequate levels of residential amenity because of the proximity of the site to commercial uses.

3 In the opinion of the Local Planning Authority, the erection of a dwelling on this site, in close proximity to two Grade II Listed Buildings would detrimentally affect their setting, and consequent value as buildings of special architectural and historic interest.

MRS SALLY WALTHAM BA (Hons) FC.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
14-APR-98 H14/0210/98

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

Reference: H14/0210/98 Received:24-FEB-98 Type:OUTLINE

Name: Mr and Mrs C Gedney
Glen House
Northgate
Pinchbeck
Spalding, Lincolnshire

Agent: East Midlands Design Assoc
Willow Lodge
Horseshoe Road
Spalding
Lincolnshire

Description: Residential development.

Location : Land Adj. Glen House Northgate
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 exeptional 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, 1997 (The Countryside - Environmental Quality and Economic and 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 opionion of the Local Planning Authority a dwelling on this site would suffer inadequate levels of residential amenity because of the proximity of the site to commercial uses.

3 In the opinion of the Local Planning Authority, the erection of a dwelling on this site, in close proximity to two Grade II Listed Buildings would detrimentally affect their setting, and consequently value as buildings of special architectural and historic interest.

06-APR-98 Checked ✓ 6/4 ..... 8/4

Authorised to issue (inc Delegation) ..... 8/4 .....

7/4