FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0677/02 Received: 12-JUN-02 Type: OUTLINE

Name: Mr R Crowley
c/o Horse and Jockey
West Pinchbeck
Spalding
Lincs

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DD

Description: Demolition of public house and residential development

Location : Horse and Jockey Public House West Pinchbeck

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which permits development only on sites which currently have planning permission.
This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
• reduce the oversupply of housing land in the district to be more in line with policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
• be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 'Housing'.
The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the accumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

2 The proposed development will result in the loss of a rural public house and is therefore contrary to Policy 32 of the emerging Lincolnshire Structure Plan and Policy STC5 of the First Deposit Draft of the South Holland District Local Plan to 2011 which seek to preserve rural services unless there are, or would be, adequate alternative local facilities, or it can be demonstrated that the existing use

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Priory Road
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is no longer viable.

The determined plans are:
Dwg. No. 001 received 12 June 2002.

Head of Planning & Development
04 NOV 2002

H14/0677/02

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT REFUSAL

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The determined plans are:

Director of Customer Services
31 OCT 2002

H14/0677/02