

SALLY WALTHAM
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S O U T H

H O L L A N D
DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1054/99

Received: 21-OCT-99

Type: FULL

Name: Allison Homes
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of 4 bungalows

Location : Land off Horsepit Lane Pinchbeck
Spalding Lincs

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

- 1 The majority of the site is situated outside the Development Boundary for Pinchbeck, in an area 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. The circumstances of this case are not sufficient to justify permission which would be contrary to Policy 7a of the Lincolnshire Structure Plan and Policy H5 of the South Holland District Local Plan. Policy H5 states, amongst other things, that proposals for the infilling of small gaps in small groups of houses or for the minor extension of such groups in the open countryside may exceptionally be permitted provided that; the infill development does not consolidate the group of dwellings so as to materially change the character of the group or the surrounding area. In this case, the development would extend the group of dwellings into open countryside thereby materially changing the character of the area to the detriment of the locality and the amenities and outlooks of existing frontage dwellings.
- 2 Horsepit Lane, the road from which access to the site is proposed to be gained, is single track only, east of Oakland Way. Traffic movements from the proposed development will increase the incidence of vehicles meeting on Horsepit Lane where one vehicle will have to reverse in order that they may be able to pass. Such conditions are contrary to the interests of highway safety.

The determined plans are:-

233/89/1 & 2, P/B3/211/01/U2, W/DDG/03 and P/B3/210/01 received on 21/10/99 and 233/89/2/1 received on 1st November 1999.

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05 JAN 2000

H14/1054/99

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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**HOUSING & PLANNING
SERVICES DEPARTMENT**

Town and Country Planning Act etc DRAFT REFUSAL

Reference H14/1054/99

Received: 21-OCT-99 Type: FULL

Name: Allison Homes
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs

Agent: Robert Doughty Consultancy
32 High Street
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Sleaford
Lincs NG34 0RA

Description: Erection of 4 bungalows

Location : Land off Horsepit Lane Pinchbeck
Spalding Lincs

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

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The determined plans are:-

233/89/1+2

P/B3/211/01/02

W/DDA/03

P/B3/210/01

Decided 21/10/99.

233/89/2/1 - 1/11/99

• **SALLY WALTHAM**

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Director of Housing and Planning Services

23 DEC 1999

✓ 23/12

H14/1054/99

DE 24/12