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: H14/1068/01 Received: 05-SEP-01 Type: OUTLINE

Name: Mr & Mrs R Chapman
210 Spalding Road
Pinchbeck
Spalding
Lincs PE11 3PB

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

Description: Residential development of 1.75 hectares

Location : Land at Tom Thumb Garden Centre Spalding Road
Pinchbeck

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

1 The site is part of an area of the district allocated for employment uses in the approved, and emerging, Local Plan. To permit this application would be contrary to Policy EMP1 of the adopted South Holland District Local Plan which states, amongst other things, that within the Major Employment Areas permission will be granted for employment uses. The proposal would also be contrary to Policy 25 of the Lincolnshire Structure Plan which seeks to protect employment land and buildings.

2 The development of this site for residential purposes would prejudice the continued development of adjoining land to the north and east of the site for employment purposes, contrary to Policy EMP1 of the adopted South Holland District Local Plan, by making it less attractive for prospective employment users

3 The proposal would result in a sub-standard level of residential amenities for future residents as a consequence of the site's proximity to existing and proposed employment uses. As such the development would be contrary to Policy E1 of the adopted South Holland District Local Plan which states, amongst other things, that development should maintain the amenities of other adjacent land uses and residents, existing and future.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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4 To grant permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011, which aims to reduce the over-supply of housing land in the district and enable housing development more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and in accordance with the Government's policies in 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 which would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

The determined plans are:
Site location plan received on 5 Sep 01.

Director of Customer Services
19 DEC 2001 H14/1068/01

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

Reference H14/1068/01 Received: 05-SEP-01 Type: OUTLINE

Name: Mr & Mrs R Chapman
210 Spalding Road
Pinchbeck
Spalding
Lincs PE11 3PB

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

Description: Residential development of 1.75 hectares

Location : Land at Tom Thumb Garden Centre Spalding Road
Pinchbeck

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

1 The site is part of an area of the district allocated for employment uses in the approved, and emerging, Local Plan. To permit this application would be contrary to Policy EMP1 of the adopted South Holland District Local Plan which states, amongst other things, that within the Major Employment Areas permission will be granted for employment uses. The proposal would also be contrary to Policy 25 of the Lincolnshire Structure Plan which seeks to protect employment land and buildings.

2 The development of this site for residential purposes would prejudice the continued development of adjoining land to the north and east of the site for employment purposes, contrary to Policy EMP1 of the adopted South Holland District Local Plan, by making it less attractive for prospective employment users

3 The proposal would result in a sub-standard level of residential amenities for future residents as a consequence of the site's proximity to existing and proposed employment uses. As such the development would be contrary to Policy E1 of the adopted South Holland District Local Plan which states, amongst other things, that development should maintain the amenities of other adjacent land uses and residents, existing and future.

4 To grant permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011, which aims to reduce the over-supply of housing land in the district and enable housing development more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to

2011, and in accordance with the Government's policies in 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 which would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

The determined plans are:
Site location plan received on 5 Sep 01.

Director of Customer Services
17 DEC 2001

H14/1068/01