SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1124/02 Received: 21-OCT-02 Type: FULL

Name: T J & F Stenlake
Northgate House
Pinchbeck
Spalding
Lincs, PE11 3SG

Agent: T J & F Stenlake
Northgate House
Pinchbeck
Spalding
Lincs, PE11 3SG

Description: Change of use of Miller's Cottage to residential

Location : Terra Nova Northgate
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 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 H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies 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 form a precedent for further similar proposals which would be difficult to resist.

2 The proposed residential use is located adjacent to an existing business use, which is capable of causing harm to the amenities of the application site by way of noise and traffic disturbance. It is not, therefore, considered that the proposal is acceptable owing to the poor residential amenities that it would experience from the adjacent business use.

Council Offices
Priory Road
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Lincolnshire
PE11 2XE

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Email: info@sholland.gov.uk

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3 The use of funds from the sale of this site for the renovation of the Listed Mill are not considered to be sufficient justification to grant permission.

Note(s):

The determined plans are:
Site location plan and dwg. nos. TS/0/B & TS/01/A received 14 October 2002.
Dwg. nos. TS/01/AE & TS/0/BE received 21 October 2002.
1:500 block plan received 7 January 2003.

Head of Planning & Development
25 MAR 2003 H14/1124/02

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

Reference H14/1124/02 Received: 21-OCT-02 Type: FULL

Name: T J & F Stenlake
Northgate House
Pinchbeck
Spalding
Lincs, PE11 3SG

Agent: T J & F Stenlake
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Spalding
Lincs, PE11 3SG

Description: Change of use of Miller's Cottage to residential

Location : Terra Nova Northgate
Pinchbeck

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 H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies 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 form a precedent for further similar proposals which would be difficult to resist.

2 The proposed residential use is located adjacent to an existing business use, which is capable of causing harm to the amenities of the application site by way of noise and traffic disturbance. It is not, therefore, considered that the proposal is acceptable owing to the poor residential amenities that it would experience from the adjacent business use.

3 The use of funds from the sale of this site for the renovation of the Listed Mill are not considered to be sufficient justification to grant permission.

Note(s):

The determined plans are:

Director of Customer Services
18 MAR 2003

H14/1124/02