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Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0229/03 Received: 26-FEB-03 Type: OUTLINE

Name: Lincoln Co-Op Society Ltd.
Stanley Bett House
15/23 Tentercroft Street
Lincoln
LN5 7DB

Agent: Kirton Consulting
Tighe House
Redbourne Mere
Kirton In Lindsey
North Lincs. DN21 4NW

Description: Residential development

Location : 89 Pinchbeck Road Spalding

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

1 The applicants' willingness to provide up to 10% of the dwellings on the site for the purposes of affordable housing is considered to represent a significant shortfall of affordable housing, based on the South Holland Housing Needs Survey, 2003 and would therefore be contrary to Policy H9 of the First Deposit Draft of the South Holland Distrct Local Plan to 2011, and in that respect would be contrary to Government's Planning Policy Guidance Note No. 3 'Housing' and Circular 6/98.

Note(s):

The determined plans are:
1:1250 Site location plan and Planning statement and attached diagram received 26 February 2003.

The applicant is advised that any resubmission should have regard to the Council's expectations regarding suitable density of development given the location of the site and the provision of affordable housing and open space.

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Head of Planning & Development
03 NOV 2003

H16/0229/03

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.

Town and Country Planning Act etc

DRAFT REFUSAL

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Director of Customer Services
22 OCT 2003

H16/0229/03

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Description: Residential development

Location : 89 Pinchbeck Road Spalding

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The layout of the proposed estate shall provide for public open space, in addition to space required

for estate roads, footpaths and visibility splays, of a minimum of XXXXXXXXX

Reason: In the interests of the amenity of residents of the proposed estate.

4 The open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenity of the estate.

5 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

6 Archaeological Watching Brief

7 Fencing of Trees During Site Operations

8 Protection of Trees During Site Operations

9 Before any development is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and

convenience.

10 Development shall not begin until a scheme to deal with any potential contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk to the environment when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented in their entirety.

Reason: To ensure satisfactory remediation of any ground contamination.

11 Before any development is commenced details of surfaced water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any dwelling being occupied.

Reason: To ensure the provision of adequate site drainage.

12 As part of the reserved matters submission detailed dimensioned plans shall provide for a safeguarded route for a road link, as part of the Spalding northern expansion area strategy.

Reason: In the interests of the proper planning of the surrounding area.

13 The development shall be carried out in accordance with the Flood Risk Assessment received on 30 May 2003.

Reason: To prevent future potential risk from flooding.

Note(s):

The determined plans are:
Site location plan, planning statement and attached diagrams received 26 February 2003.

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22 OCT 2003

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