Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

DC Architectural Services Ltd
The Barn
Partney Mill
Spalding
Lincs
PE23 4PE

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H16-0764-17 **Date of Decision:** 17th November 2017

Applicant: Miss Lembicz
19 Mallard Road
Spalding
Lincs
PE12 6ND

Location: 19 Mallard Road Spalding

Description: Use of site for parking of HGV vehicles

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 The site is outside the confines of a settlement in an area of open countryside where new development is strictly controlled. It is only allowed in exceptional cases where it is satisfied that there is an overriding need. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission. There are other sites within the district that are inherently more suitable for a haulage yard use.

Consequently, the proposal is contrary to Policy SG4 of the South Holland Local Plan 2006. This policy is in accordance with national planning policies set out in the National Planning Policy Framework which indicates that the countryside should be protected for its own sake and that economic development should be strictly controlled in the open countryside in the interests of sustainable development.

Policy EC3 of the South Holland Local Plan, 2006 makes provision for an extension of existing employment sites and also for new development within existing employment curtilages, providing it is acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside. The predominant employment use in

this area is horticultural in nature. This proposal is for a commercial / industrial use which would be out of keeping with the character of the surrounding area.

In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purpose of these policies because it would encourage further applications of a similar nature, which would then be difficult to resist. The use of the site for the parking haulage vehicles would result in serious detriment to the residential amenities of nearby dwellings, particularly at unsociable hours, because of noise and disturbance caused by vehicles entering, leaving and manoeuvring within the site.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reasons for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are: Site Location Plan, Flood Risk Assessment (Prepared by DC Architectural Services - 24 September 2017), (Block Plan (1:500), dc/423/03 & Planning Statement - DB/STB/dc 448E



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.