

FILE COPY



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
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Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H16/0973/02

Received: 23-SEP-02

Type: FULL

Name: Mrs A Harris
19 Oxney Road
Peterborough
Cambridgeshire
PE1 5NX

Agent: Mrs A Harris
19 Oxney Road
Peterborough
Cambridgeshire
PE1 5NX

Description: Use of land for siting of 3 caravans and living unit for disabled person.

Location : Spalding Drove Spalding

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

- 1 The site is located within an employment area containing scrap yards and a poultry processing factory. These uses will materially harm the amenities of the future occupiers of the site. It is considered that the permanent building is contrary to Policy E1 of the South Holland District Council that requires new development to safeguard the amenity interests of a site which will not be achieved owing to the surrounding employment usages.

Note(s):

The determined plans are:

1:2500 site location plan received 29 August 2003.

1:100 elevations, 1:50 indicative floor plan and photographs received 23 September 2003.



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Levinson

Head of Planning & Development
28 JUL 2003

H16/0973/02

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.

Town and Country Planning Act etc

DRAFT REFUSAL

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Location : Spalding Drove Spalding

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

- 1 The site is located within an employment area containing scrap yards and a poultry processing factory. These uses will materially harm the amenities of the future occupiers of the site. It is considered that the permanent building is contrary to Policy E1 of the South Holland District Council that requires new development to safeguard the amenity interests of a site which will not be achieved owing to the surrounding employment usages.

Note(s):

The determined plans are:

*Plans submitted 19 August 2003.
Plans submitted 19 August 2003 + photographs received 23 September 2003*

Director of Customer Services
24 JUL 2003

H16/0973/02

*23/7/03
JBB 23/7/03*

Not issued owing to 12m units & the
introduction of Derbyshire G L Group + their
work re F&A. etc

Town and Country Planning Act etc

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Description: Use of land for siting of 3 caravans and living unit for disabled person.

Location : Spalding Drove Spalding

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

- 1 The site is located within a defined employment area in the South Holland District Local Plan, 1998 containing scrapyards and a poultry processing factory. It is also adjacent to a waste recycling site. It is considered that the residential amenities of the proposed development will be demonstrably harmed by the adjacent waste recycling/scrap metal business. The proposal is therefore contrary to Policy E1 of the South Holland District Local Plan which requires the amenity of the site to be safeguarded. Policy 9A of the Lincolnshire County Council Structure Plan Alteration No. 1, 1991 and Policy 16 of the emerging Lincolnshire Structure Plan require caravan uses to be considered as residential development. An application for permanent residential development has previously been refused for this reason. ~~In addition, owing to the existence of a travellers caravan site immediately to the east of the site, it is not considered that the amenity considerations are outweighed by Policy 10A of the Lincolnshire County Council Structure Plan Alteration No. 1, 1991 and Policy 17 of the emerging Lincolnshire Structure Plan which support the provision of permanent and itinerate gypsy caravan sites.~~

The determined plans are:

1:2500 site location plan received on 29 Aug 02.

1:100 plans and elevations of building & photos received on 23 Sep 02.

Director of Customer Services
20 DEC 2002

H16/0973/02