SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-1083-13 **Received:** 18th December 2013 **Type:** FULL

Name: Market Homes Ltd
Co Swann Edwards Architecture Ltd
Elveden House
Gull Road
Guyhirn
Wisbech Cambs
PE13 4ER

Agent: Swann Edwards Architecture Ltd
Elveden House
Gull Road
Guyhirn
Wisbech
Cambs
PE13 4ER

Description: Proposed conversion of existing residential care home to residential flats

Location : Halmer Grange Elderly Persons Home Grange Drive
Spalding Lincs

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

1 The applicant has failed to adequately demonstrate to the satisfaction of the Local Planning Authority that affordable housing, at a policy compliant level of 33%, cannot be provided on this proposal to convert a vacant care home to 17 flats. Therefore, the proposals are contrary to Policy HS8 of the South Holland Local Plan 2006 and national guidance contained in Section 6 of the National Planning Policy Framework 2012.

2 It is the opinion of the Local Planning Authority that the proposed development would have significantly adverse impacts on the amenities of existing and future occupants by virtue of unacceptable levels of noise and disturbance associated with increased vehicular/pedestrian movements as a consequence of the proposed density of development, the restricted access to the site, and insufficient and poorly laid out on-site parking provision and amenity space. Therefore, the proposals are contrary to Policies SG14 and SG17 of the South Holland Local Plan 2006 and national guidance contained in Section 7 of the National Planning Policy Framework 2012.

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The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible by identifying matters of concern with the application and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Note(s):

The determined plans are:
Dwg. nos. SE-185-20C, SE-185-21C, SE-185-22F and SE-185-23B.

Paul Jackson
Planning Manager

1st April 2015 **H16-1083-13**

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.