FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/1194/98 Received:04-DEC-98 Type:OUTLINE

Name: Mr & Mrs G M Johnson
Locks Farm
Cowbit Road
Spalding
Lincs PE12 6AA

Agent: Mr & Mrs G M Johnson
Locks Farm
Cowbit Road
Spalding
Lincs PE12 6AA

Description: Erection of dwelling, including siting and means of access
Location : Adj. Locks Farm Cowbit Road Spalding Lincs

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 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 Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Structure Plan Policies 6A and 7A and South Holland District Local Plan Policies H3 and H5. These are in accordance with national planning policies as 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 purpose of these policies because, as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 The proposal introduces a new vehicular access onto a fast open busy stretch of Class 2 County Road where vehicles are accelerating out of the built up area. The access would introduce extra turning movements outside the current development area, to the detriment of the safety and free flow of traffic using the B1173.

SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
19-JAN-99 H16/1194/98

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H16/1194/98 Received:04-DEC-98 Type:OUTLINE

Name: Mr & Mrs G M Johnson
Locks Farm
Cowbit Road
Spalding
Lincs PE12 6AA

Agent: Mr & Mrs G M Johnson
Locks Farm
Cowbit Road
Spalding
Lincs PE12 6AA

Description: Erection of dwelling, including siting and means of access
Location : Adj. Locks Farm Cowbit Road
Spalding Lincs

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 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 Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Structure Plan Policies 6A and 7A and South Holland District Local Plan Policies H3 and H5. These are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The ~~Countryside~~ Environmental Quality and Economic and Social Development), ~~and Social Development)~~ and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the 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 purpose of these policies because, as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

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14-JAN-99 Checked .....

Authorised to issue (inc Delegation).....