SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H17/0386/97 Received:23-APR-97 Type:OUTLINE

Name: Nellie Ronaghan
1 The Drive
Dysart Road
Grantham
Lincs

Agent: Pert & Malim
79 Westgate
Grantham
Lincs
NG31 6LD

Description: Erection of dwelling

Location : Land at Coney Garth Lane Surfleet
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 the 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 the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is 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 is 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 purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 The proposed dwelling is located on the east side of Coney Garth Lane which has a carriageway width below 3 metres which is inadequate for two vehicles to pass in safety. In this location remote from facilities, a vehicle would be expected and such a vehicle, when meeting other traffic would be unable to pass within highway limits to the detriment of highway safety. The existing caravan leaves space for a vehicle to be parked off the highway, but owing to the small size of the site, a permanent dwelling would not provide satisfactory living accommodation and parking space for a vehicle. In addition the Drainage Board's requirements would leave insufficient land available to construct a dwelling, on a site which is too small in any case to accommodate a permanent dwelling.

MRS 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
18-JUN-97 H17/0386/97

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.

MRS 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: H17/0386/97 Received:23-APR-97 Type:OUTLINE

Name: Nellie Ronaghan
1 The Drive
Dysart Road
Grantham
Lincs

Agent: Pert & Malim
79 Westgate
Grantham
Lincs
NG31 6LD

Description: Erection of dwelling

Location : Land at Coney Garth Lane Surfleet
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 the 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 the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is 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 is 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 purposes of this policy, 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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16-JUN-97 Checked SJS 2/6

Authorised to issue (inc Delegation) 2.7/6

Close to terminal date