FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H17/0554/02 Received: 14-MAY-02 Type: FULL

Name: Mr John Dickinson
11 Penway Drive
Pinchbeck
Spalding
Lincs PE11 3PJ

Agent: Mr John Dickinson
11 Penway Drive
Pinchbeck
Spalding
Lincs PE11 3PJ

Description: Change of use from office to 2 flats

Location : Cedar House 1 Park Lane
Surfleet

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

1 The proposal is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
• reduce the over-supply of housing land in the District to be more in line with Policies 9, 10 and 11 of the Lincolnshire Structure Plan, and;
• be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 'Housing'.
The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

The determined plans are:
Block plan and dwg. No. PL0001 received 9 May 2002.
1:2500 Site location plan received 14 May 2002.

Council Offices
Priory Road
Spalding
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PE11 2XE
Telephone: (01775) 761161
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The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. In the event that you wish to take the proposal further or re-submit a similar application you are advised to carry out such an assessment. If you require further advice on this matter please contact the Environment Agency (Mr Mike Braithwaite tel: 01522 785896).

Head of Planning & Development
12 AUG 2002 H17/0554/02

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.

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H17/0554/02 Received: 14-MAY-02 Type: FULL

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Lincs PE11 3PJ

Agent: Mr John Dickinson
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Description: Change of use from office to 2 flats

Location : Cedar House 1 Park Lane
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South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The proposal is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:

- reduce the over-supply of housing land in the District to be more in line with Policies 9, 10 and 11 of the Lincolnshire Structure Plan, and;
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The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

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1:2500 Site location Plan 14-5-02

Block plan 9-5-02

PL0001 1

Director of Customer Services
09 AUG 2002

H17/0554/02

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