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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H17/0585/99 Received: 26-JUL-99 Type: OUTLINE

Name: Mr R J Scotney
'Sunnyside'
Gubboles Drove
Surfleet
Spalding, Lincs

Agent: Mark Dennis
Architectural Services
90 Station Road
Surfleet
Spalding, Lincs

Description: Proposed dwelling

Location : Land adj. 21 Stockhouse 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 Policies 6a and 7a of the Lincolnshire Structure Plan and Policies H3 and H5 of the South Holland District Local Plan. These policies 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 purposes 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 development of the site will obscure views from the corner of Stockhouse Lane through to the open countryside beyond the proposed development site. This enclosure will in addition harm the open character of the footpath which crosses the edge of the site. The footpath will be restricted to 1.5 metres in width and enclosed by hedging/fencing. These effects will demonstrably harm the character of the countryside in this locality.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

The determined plans are:-
Site Location Plan received on 10 June 1999 and Indicative Site Layout Plan received on the 26 July 1999.

Director of Housing and Planning Services
17 SEP 1999

H17/0585/99

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

Reference H17/0585/99 Received: 26-JUL-99 Type: OUTLINE

Name: Mr R J Scotney
'Sunnyside'
Gubboles Drove
Surfleet
Spalding, Lincs

Agent: Mark Dennis
Architectural Services
90 Station Road
Surfleet
Spalding, Lincs

Description: Proposed dwelling

Location : Land adj. 21 Stockhouse 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 Policies 6a and 7a of the Lincolnshire Structure Plan and Policies H3 and H5 of the South Holland District Local Plan. These policies 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 provisions 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 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 development of the site will obscure views from the corner of Stockhouse Lane through to the open countryside beyond the proposed development site. This enclosure will in addition harm the character of the footpath which crosses the edge of the site. ~~This is currently open and~~ will be restricted to 1.5 metres and enclosed by hedging/fencing. These effects will demonstrably harm the character of the countryside in this locality.

SNI Determined Plans received on 10 Jun 99
Site Location Plan & Indicative Site Layout Plan Rec'd 26 Jul 99

Director of Housing and Planning Services
16 SEP 1999

H17/0585/99

16/9

PDM 16/9

CS 17/9