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: H17/0796/02 Received: 09-JUL-02 Type: FULL

Name: Mr & Mrs K Murray
340 Abbey Lane
Beauchief
Sheffield
S8 0BY

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Replacement holiday bungalow

Location : 27 The Reservoir Surfleet Seas End

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

1 The plot is located close to the river and those chalets positioned a similar distance from the river have in recent years experienced flooding on a regular basis. This part of the River Glen is a flood plain or flood storage area and the area is liable to continued flooding. No off site measures to address broader flood prevention needs accompany the aplication. The proposal is, therefore, contrary to Policy E14 of the South Holland District Local Plan, which expresses a presumption against proposals which are unable to achieve effective protection from flooding. The Environment Agency also objects to the proposal owing to the flood risk of the site. Notwithstanding that the proposal is for a holiday bungalow it is not considered that the transitory occupation of the dwelling can justify planning permission in the face of the flood risk to the site.

2 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 H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies 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

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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 form a precedent for further similar proposals which would be difficult to resist.

The determined plans are:
1:2500 location plan and 1:50 & 1:100 plan showing elevations, site plan, cross section and floor plan received 9 July 2002.

Head of Planning & Development
27 NOV 2002

H17/0796/02

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

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Director of Customer Services
18 NOV 2002

H17/0796/02

26/11/02