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: H19/1337/02 Received: 06-DEC-02 Type: FULL

Name: Mr & Mrs A Wilkinson
Moorswood Gate
Long Sutton
Spalding
Lincs PE12 9BB

Agent: M E Cresswell MBIAT
4 Victoria Mews
Spalding
Lincs
PE11 1XL

Description: Conversion of redundant farm buildings into farmhouse

Location : Fen Farm Barns Grange Hill Road
Tydd St Mary's Fen

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

1 In the opinion of the Local Planning Authority it has not been satisfactorily demonstrated that every reasonable attempt has been made to secure a preferred commercial use for the building in accordance with the Council's set procedure. The proposal is not therefore in accordance with Policy H4 of the adopted South Holland District Local Plan. This policy, inter alia, encourages the re-use of redundant buildings for commercial use in preference to residential and is in accordance with advice within Planning Policy Guidance Note No. 7 'The Countryside; Environmental Quality and Economic and Social Development', aimed at sustaining the rural economy.

Note(s):

The determined plans are:
1:2500 location plan, dwg nos 2/231A,and 3/231, survey drawing, land ownership plan, photographs and explanatory notes received on 6 Dec 02.
Longstaff Report received on 10 Dec 02.
Amended 1:500 layout plan, and structural report received on 23 Jan 03.

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You are advised that the Environment Agency has raised objections in the absence of a Flood Risk Assessment (FRA) and that the Lincolnshire Bat Group (ltr and leaflets enclosed) has requested that a bat and barn owl survey be carried out prior to any planning permission being granted. In the event of an appeal against this decision, these issues will need to be addressed.

Head of Planning & Development
17 FEB 2003 H19/1337/02

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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Note(s):

The determined plans are:

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Director of Customer Services
13 FEB 2003

H19/1337/02