

FILE COPY



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: H20/0052/02

Received: 18-APR-02

Type: FULL

Name: Mrs K Hagon
The Bungalow
Sutton Road
Sutton St James
Lincs PE12 0HT

Agent: Mrs K Hagon
The Bungalow
Sutton Road
Sutton St James
Lincs PE12 0HT

Description: Part change of use from residential to residential and storage of portacabin for retail sales of animal feeds (retrospective)

Location : Sutton Road Sutton St James

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

- 1 The site is located in open countryside where it is the policy of the Local Planning Authority not normally to allow retail development unless it is small-scale, directly related to a land use appropriate to a rural location and cannot be undertaken in any nearby settlement. The circumstances of this case are not considered sufficient to justify permission which would be contrary to South Holland District Local Plan Policy STC7 and the emerging Lincolnshire Structure Plan Policy 33. These policies are geared towards concentrating new retail development within the settlements.
- 2 The proposal would encourage additional car trips in view of the site's poor accessibility to other modes of transport and distance from existing settlements. This is contrary to emerging Structure Plan Policy 1 and Planning Policy Guidance Note No. 13 (Transport), which indicate that new developments should not prejudice the achievement of a sustainable pattern and form of development.
- 3 The portakabin is of utilitarian appearance and is considered harmful to the character/appearance of the open countryside. Consequently, the proposal is contrary to South Holland District Local Plan Policy E1. This indicates that new development should be in keeping with the general character of the area in which it is situated.

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- 4 Visibility to the north-east from the proposed point of access is substantially below the required standard due to the horizontal alignment of Sutton Road. Drivers of vehicles emerging from the site would not have sufficient visibility of vehicles approaching the access from the right and would, therefore, be likely to be in conflict with south-west bound traffic on an unrestricted section of Class 2 County Highway, contrary to the interests of highway safety.

The determined plans are:

1:1250 plan received 4 February 2002.

Photographs received 13 February 2002.

Block plan received 11 April 2002.

Head of Planning & Development

22 JUL 2002

H20/0052/02

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.

Town and Country Planning Act etc

DRAFT REFUSAL

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Location : Sutton Road Sutton St James

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

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site would not have sufficient visibility of vehicles approaching the access from the right and would, therefore, be likely to be in conflict with south-west bound traffic on an unrestricted section of Class 2 County Highway, contrary to the interests of highway safety.

The determined plans are:

1:25. plan with 4/2/02.
Black plan with 11/4/02.
Black plan with 13/4/02.

Director of Customer Services
12 JUL 2002

H20/0052/02

2-1 12/7
-2 10/7