SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H20/1190/95 Received:26-JAN-96 Type:FULL

Name: Mr T Griffith
Priory Cottage
Broadgate
Sutton St James
Spalding, Lincs

Agent: Broadgate Exclusive Homes
Broadgate House
Weston Hills
Spalding
Lincs

Description: Erect detached dwelling with detached garage

Location : Land off Broadgate Sutton St James
Spalding Lincs

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 the proposal constitutes an incongruous form of development which projects into open agricultural land and which would be unrelated in terms of position and scale to existing development. Additionally, the proposal if permitted would result in the change of use of approximately 0.25 hectares of agricultural land to residential curtilage. This would be contrary to Approved Structure Plan Policy 7A. This policy is in accordance with advice contained within Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) and is aimed at, inter alia, the preservation of the character of the countryside and the conservation of agricultural land. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect, it would encourage further applications of a similar nature, which would lead to the cumulative erosion of the character of the countryside and loss of agricultural land.

Director of Housing and Planning Services
19-MAR-96 H20/1190/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

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that permission has been refused etc
for the following reasons:

1 In the opinion of the Local Planning Authority the proposal constitutes an incongruous form of development which projects into open agricultural land and which would be unrelated in terms of position and scale to existing development. Additionally, the proposal if permitted would result in the change of use of approximately 0.25 hectares of agricultural land to residential curtilage. This would be contrary to Approved Structure Plan Policy 7A. This policy is in accordance with advice contained within Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) and is aimed at, inter alia, the preservation of the character of the countryside and the conservation of agricultural land. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect, it would encourage further applications of a similar nature, which would lead to the cumulative erosion of the character of the countryside and loss of agricultural land.

08-MAR-96 AD check..... 11/3

Authorised to issue (inc Delegation)..... 13/3