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: H21/0395/02 Received: 08-APR-02 Type: OUTLINE

Name: Mr Alexander
81 Smeeth Road
Marshland St James
Wisbech
PE14 8ES

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs. PE13 1NB

Description: Outline application for 1 bungalow

Location : Land Rear of Tydd Gote Public House Main Road
Tydd Gote

**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 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 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.

2 The site is within the indicative flood risk area as detailed on the Environment Agency 2000 Indicative Floodplain Map. The site is therefore at risk of flooding, and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 "Development and Flood Risk" (PPG25) requires that a Flood Risk Assessment be submitted in

Council Offices
Priory Road
Spalding
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PE11 2XE

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support of planning applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

3 The reasonable residential amenity of the future occupiers of the dwelling will be adversely affected via noise and disturbance resulting from the general operation of the adjacent public house and bowling green.

The determined plans are:
Site location plan received 3 April 2002.

**Head of Planning & Development**
**14 JUN 2002** H21/0395/02

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

Reference H21/0395/02 Received: 08-APR-02 Type: OUTLINE

Name: Mr Alexander
81 Smeeth Road
Marshland St James
Wisbech
PE14 8ES

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs. PE13 1NB

Description: Outline application for 1 bungalow

Location : Land Rear of Tydd Gote Public House Main Road
Tydd Gote

**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 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 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.

2 The site is within the indicative flood risk area as detailed on the Environment Agency 2000 Indicative Floodplain Map. The site is therefore at risk of flooding, and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 "Development and Flood Risk" (PPG25) requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

3 The reasonable residential amenity of the future occupiers of the dwelling will be adversely affected via noise and disturbance resulting from the general operation of the adjacent public house and bowling green.

The determined plans are:

**Director of Customer Services**
**12 JUN 2002**

H21/0395/02