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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference:	H21-1136-23	Date of Decision:	14th May 2024
Applicant:	Mr S Necker 23 Popes Lane Leverington Wisbech PE13 5BD		
Location:	Land North Of 29 Station Road Tydd Gote Wisbech		
Description:	Proposed holiday lodges and yoga building		

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

- 1 In the opinion of the Local Planning Authority the activity associated with the proposed development and especially vehicles passing along and manoeuvring within the narrow access to the site would have an unacceptable and materially adverse impact upon the amenity of neighbouring residents in terms of noise and general disturbance.

Moreover, the narrow access point, which is heavily constrained by fencing and a telegraph pole, would be likely to lead to vehicles backing up into Station Road causing a nuisance and holding up passing traffic and would increase the noise and disturbance of vehicle movements in the immediate vicinity of the site.

The proposal is therefore contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and advice within the National Planning Policy Framework, December 2023. Policies 2 and 3 set out, inter alia, that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions. Paragraph 135 of the Framework states that development should create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, Members of the Planning Committee, which took the decision to refuse planning permission, consider that the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reasons for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The determined plans are:

6830 PL01b

Design and Access Statement Rev A by Peter Humphrey Associates Ltd

Transport Statement by Peter Humphrey Associates Ltd



Phil Norman

**Assistant Director - Planning and Strategic Infrastructure
South Holland District Council**

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning-inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice OR the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.