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: H22/0409/02 Received: 08-MAY-02 Type: FULL

Name: Mr S W Dring
Westfield Farm
West Pinchbeck
Spalding
Lincs PE11 3QN

Agent: Mr S W Dring
Westfield Farm
West Pinchbeck
Spalding
Lincs PE11 3QN

Description: Change of use of agricultural land to site for stationing of two portakabins for Day Care Nursery

Location : Broadgate Weston

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 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 47 of the Lincolnshire Structure Plan and Policy E12 of the adopted South Holland District Local Plan. These are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7 'The Countryside - Environmental Quality and Social Development', and are aimed at 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 purpose of these policies because, as well as its individual affect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 In the opinion of the Local Planning Authority the proposed development would, by reason of its utilitarian appearance, constitute an obtrusive feature within the open agricultural landscape. The proposal is, therefore, contrary to Policy E1 of the adopted South Holland District Local Plan. This policy indicates that new development should be in keeping with the character of the area in which it is situated.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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Fax: (01775) 711253
Email: Info@sholland.gov.uk

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3 The application site is in an unsustainable location within the open countryside, beyond reasonable walking distance of both Weston and Weston Hills. Further, it is in a location which is not served by roadside footways. As such, all journeys to and from the proposed nursery would most likely be made by motor vehicle. The circumstances of the case are not considered sufficient to justify approval, which would be contrary to Policy 1 of the Lincolnshire Structure Plan and Policy GEN1 of the First Deposit Draft of the South Holland District Local Plan to 2011. These policies are aimed at allowing new development only in sustainable locations and reducing the dependency on the use of motor vehicles.

The determined plans are:
Block & layout plans and photograph received 5 April 2002.
Location plan received 8 May 2002.

Head of Planning & Development
02 JUL 2002 H22/0409/02

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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Westfield Farm
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Description: Change of use of agricultural land to site for stationing of two portakabins for Day Care Nursery

Location : Broadgate Weston

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

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Director of Customer Services
25 JUN 2002

H22/0409/02