FILE COPY

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: H23/0530/02 Received: 02-MAY-02 Type: FULL

Name: Mr & Mrs Goodison
New Saracens Head Public House
Saracens Head
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use from pub outbuilding to 2 bed bungalow and erection of single storey extension

Location : New Saracens Head Public House Saracens Head

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

1 The proposal would be contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which, in combination with other policies, seeks to achieve a more sustainable pattern of housing development in South Holland. To approve this proposal would have a cumulative affect on the scale and location of housing that would be so significant as to prejudice the outcome of the emerging Local Plan and review process and the ability of the Local Planning Authority to deliver a sustainable pattern of development in accordance with the guidance in Planning Policy Guidance Note No. 3 (Housing).

2 The proposal is contrary to Policy E1 of the South Holland District Local Plan in that there would be an unacceptable impact arising from the operation of the adjoining public house on the resultant dwelling by virtue of noise and disturbance.

3 The site is within the indicative flood risk area as detailed on the Environment Agency 2001 Indicative Flood Plain 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.

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Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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The determined plans are:
Dwg. nos. 453/02/01 & 453/02/02 received 2 May 2002.

Head of Planning & Development
27 JUN 2002 H23/0530/02

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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The determined plans are:
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Director of Customer Services
24 JUN 2002

H23/0530/02