SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/1242/92 Received:01-DEC-92 Type:FULL

Name: E Johnson
Saltney Gate
Saracens Head
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom bungalow and garage

Location : Saltney Gate Saracens Head
Spalding

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 an established development boundary in an area where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to Policies 6A and 7A of the approved Lincolnshire Structure Plan. These Policies are in accordance with National Planning Policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and are aimed at, inter alia, the preservation of the character of the countryside and the economic provision of services. Further, in the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would then be difficult to resist.

Director of Planning and Building Control Services
17-FEB-93 H23/1242/92

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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GTN 1374

G R Merchant
4 Chapel Gardens
Whaplode
SPALDING
Lincs
PE12 6UG

Your Ref:

S.H.D.C. PLANNING DEPT.
RECEIVED
21 SEP 1993
Date:

Our Ref: T/APP/A2525/A/93/431597/P2

20 SEP 93

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY ERIC JOHNSON
APPLICATION NO: H23/1242/92

1. I have been appointed by the Secretary of State for the Environment to determine your client's appeal against the decision of the South Holland District Council to refuse planning permission for a 3 bedroom bungalow and garage on land at Saltney Gate, Saracens Head. I have considered the written representations made by you and by the Council and the support from Whaplode Parish Council at application stage. On 13 September 1993 I inspected the site and its surroundings.

2. Against this background I consider that the main issue for me to decide is would the proposal harm the rural scene, having regard to the objectives of national and local planning policies for the countryside.

3. The appeal site is to be found within a flat agricultural landscape, which contains isolated dwellings on both sides of Saltney Gate. It is divided from the main nucleus of development at Saracens Head by the A17 bypass.

4. Although I agree that the proposal would fill a small gap within a line of 4 bungalows it would nonetheless make the frontage more built-up in character. In my opinion, having regard to the number of existing buildings along the short length of Saltney Gate, between Southfield Farm and The Sycamores, the consolidation of scattered ribbon development, and its increased impact, would be very damaging to the rural scene.

5. This demonstrates to me that the proposal would not be well related to the existing settlement pattern or its agrarian setting. As such national guidance, in PPG7, indicates that building in the open countryside, away from existing settlements or from areas allocated for development

100%
RECYCLED PAPER

in development plans, should be strictly controlled. In turn the Lincolnshire Structure Plan Alteration No 1 (1991), normally, permits new residential development in the open countryside only where there is an essential need to house agricultural workers.

6. You have confirmed that the dwelling is not required for your client's farming activities, which have declined through enforced retirement. Whilst I have taken full and sympathetic account of his personal circumstances, and the expired planning permission to develop the site, I find these to be insufficient to justify an exception to up-to-date national and local policies which aim to protect the countryside.

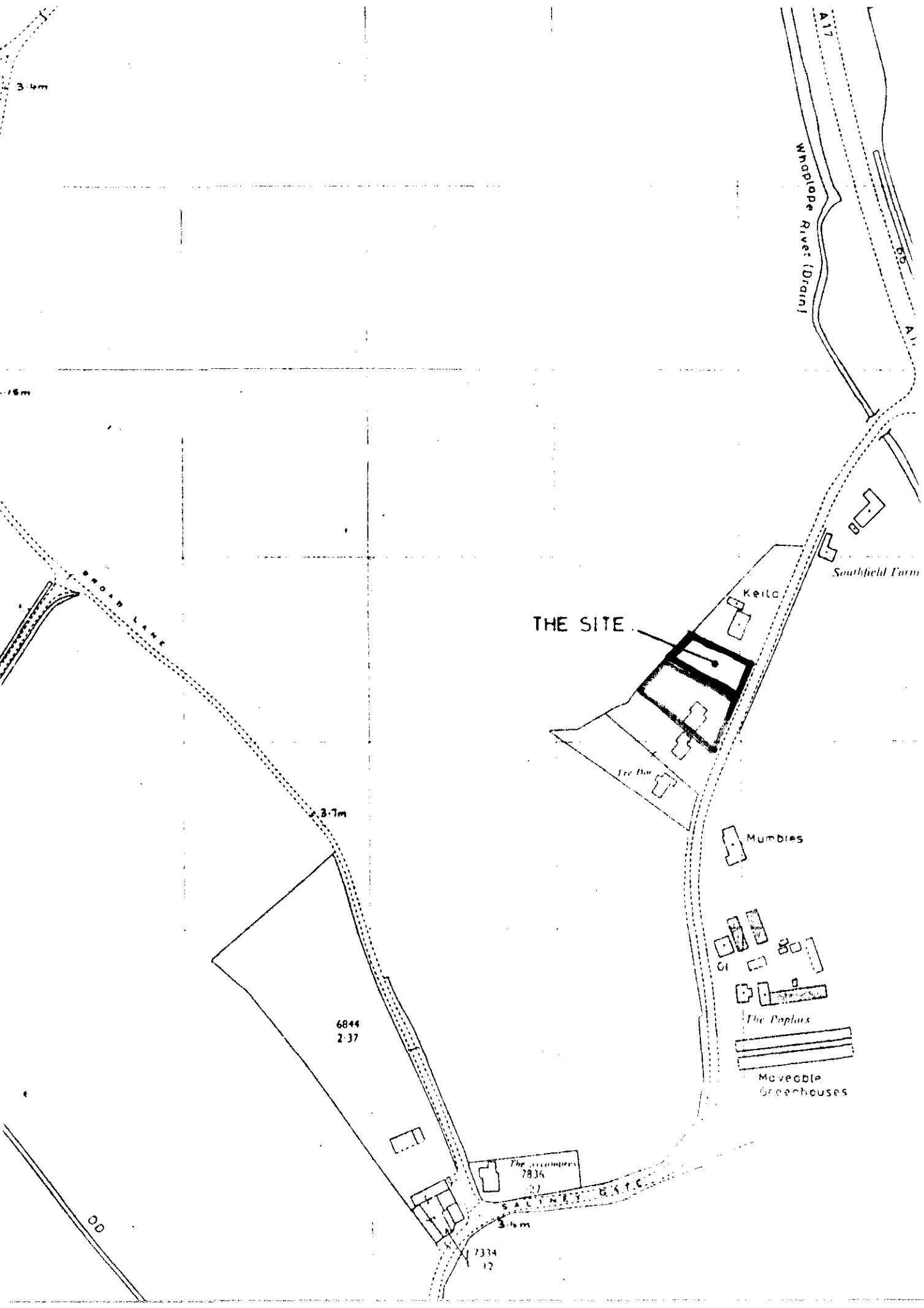
7. I have considered all other matters raised, including the correspondence between you and the Council about dwellings for other local needs, but find nothing of sufficient weight to change my decision.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your client's appeal.

Yours faithfully

David MH Rose.

DAVID M H ROSE BA(Hons) MRTPI
Inspector


A17
Whaplode River (Drain)
Southfield Farm
Keila
THE SITE
Tree Dun
Mumbles
The Poplars
Moveable Greenhouses
SALTNEY GATE
6844
2·37
7834
7334
3·4m
3·7m