

REFUSAL OF OUTLINE PLANNING PERMISSION

Agent/Applicant's Name & Address

Mr A. L. Murray,
Hallett Associates,
Greetwell Place,
2 Limekiln Way,
Greetwell Road,
LINCOLN.
LN2 4US

Applicant's Name & Address

Mr R. Pickles,
The Pyewipe Inn,
Fossebank,
Saxilby Road,
LINCOLN
LN1 2BG

Part I - Particulars of Application

Date received

19/03/2004

Application Number

S/013/00266/ 04

Particulars and location of the development

PROPOSAL: Outline erection of up to 5 houses.

LOCATION: Land at Blue Bell Inn, Main Road, Belchford, HORNCastle

Part II - Particulars of Decision

The East Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof for the following reason(s):

1. The proposal involves residential development of a greenfield site within a village with limited local services, facilities or public transport. Occupiers will therefore be heavily dependent on use of the private motor car. Consequently the proposal represents development of an unsustainable site when it has not been demonstrated that brownfield sites in sustainable locations have been exhausted. The proposal is thereby contrary to the Department of the Environment, Transport and the Regions, Planning Policy Guidance Note 3: Housing, March 2000.
2. The application site along with the Public House with car park is considered by the village community to be an important amenity for occasional community and social activities, which are on going and vital in the long term. The loss of the site to residential development, without prospect of an accessible replacement, would harm the village community and sense of place. The proposal is thereby unacceptable under Policies CF2 and H3 b) in the East Lindsey Local Plan Alteration 1999.
3. The proposal is for up to five dwellings but no Development Appraisal has been submitted and the illustrative layout shows a sub-urban cul-de-sac. It has not been demonstrated that five dwellings can be accommodated on the site without harming the form and character of the village which is within the Wolds Area of Outstanding Natural Beauty. It is thereby contrary to Policies H3 c), e), H12 b) and A5 a) in the East Lindsey Local Plan Alteration 1999 and contrary to Supplementary Planning Guidance as contained in the Lincolnshire Design

Guide for Residential Areas, January 1996.

Dated: 21/05/2004

Signed:

A handwritten signature in black ink, appearing to read 'I. Townsley'. The signature is written in a cursive style with a large initial 'I'.

Head of Development Control

Tel. No. 01507 601111

EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, LINCS, LN11 8UP.