

Town and Country Planning Act 1990

**REFUSAL OF OUTLINE PLANNING
PERMISSION**

Agent/Applicant's Name & Address	Applicant's Name & Address
Mr. R. Alder, Robert Alder Architect Ltd, 23 Blind Lane, Coleby, LINCOLN. LN5 0AL	Mr. & Mrs. R. Pickles, The Pyewipe Inn, Saxilby Road, LINCOLN. LN1 2BG

Part I - Particulars of Application

Date received	Application Number
03/12/2015	S/013/01397/15

Particulars and location of the development

PROPOSAL: Outline erection of 4no. dwellings (access, layout and scale to be considered) in accordance with the originally submitted details except as amended by those received by the Local Planning Authority on 10th November 2015, 3rd December 2015 and 6th January 2016.

LOCATION: LAND ADJACENT BLUE BELL INN, MAIN ROAD, BELCHFORD, LOUTH, LINCOLNSHIRE.LN9 6LQ

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 reasons:

1. If allowed the proposal would result in the creation of a new unit of market housing in an unsustainable rural location. This would be contrary to Policy A3 of the East Lindsey Local Plan Alteration 1999 and to the National Planning Policy Framework including paragraph 55. Paragraph 55, calls for new residential development to be located where it will enhance or maintain the vitality of rural communities and to avoid isolated new homes in the countryside unless there are special circumstances. In this case Belchford is a village with limited facilities and services and it has minimal linkage with other nearby settlements with such facilities. Occupiers of the proposed dwelling would be highly reliant on private car use for day to day activities, such as getting to and from work, leisure and retailing. As a consequence the proposal represents development in an unsustainable location in conflict with the aims of both national and development plan policy.

2. As open space the application site is an important visual feature in terms of the character of the village and its loss as open space would be harmful to the open form and informal character of the village. In addition the details of the proposed access, layout, density and scale of the development would result in a suburban form of development at odds with the form, layout, density, scale of development in the village and the character of the site. The development is therefore considered to be contrary to Policies C11, A5 and H12 of the East Lindsey Local Plan Alteration 1999 and paragraphs 56, 60, 64 and 109 of the National Planning Policy Framework.
3. Visibility in a northerly and southerly direction from the proposed point of access to Ings Lane is substantially below requirements due to the proximity of the Blue Bell public house to the south of the access and the hedge line to the north. Notwithstanding the lightly trafficked nature of Ings Lane it is considered that vehicles emerging from the access will be in conflict with traffic travelling due to the lack of visibility, contrary to the interests of highway safety and East Lindsey Local Plan Alteration 1999 Policies TR3 and H12 and paragraph 35 of the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT:-

The Local Planning Authority has considered the issues raised, and the relevant Development Plan policies and relevant paragraphs in the National Planning Policy Framework have been taken into account. As a result of proactive negotiations the Local Planning Authority have been able to narrow down the issues and has also advised the applicants agent of the concerns with the application giving the opportunity to amend the details to overcome some of the issues but conclude in this case that a solution to all the matters set out in the reasons for refusal above, is not available in this case.

PLAN NUMBERS:-

The following are the approved plans:-

Plan No 2574/04	Received by the LPA on 27/07/2015.
Plan No 2574/03	Received by the LPA on 27/07/2015.
Plan No 2574/01A	Received by the LPA on 03/12/2015.
Site Location Plan	Received by the LPA on 27/07/2015.
Plan No 2574/1	Received by the LPA on 06/01/2016.

Dated: 03/03/2016

Signed:



Mr. Chris Panton
Team Leader Planning