

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Agent/Applicant's Name & Address	Applicant's Name & Address
Mr. S. Nicholson, Simon Nicholson, Office, Lincolnshire.	Mr. R. Pickles, The Pyewipe Inn, Fossebank, Saxilby Road, LINCOLN, Lincolnshire. Ln12bg

Part I - Particulars of Application

Date received	Application Number
18/11/2021	S/013/02313/21

Particulars and location of the development

PROPOSAL: Planning Permission - Erection of 2no. houses with associated garages and construction of a vehicular access.
LOCATION: BLUE BELL INN, MAIN ROAD, BELCHFORD, HORNCastle, LN9 6LQ

Part II - Particulars of Decision

In pursuance of its powers under the Town and Country Planning Act 1990, The East Lindsey District Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reasons:

1. The application site comprises an important and character defining area of open space within the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) and the core of Belchford village. Development of the site in the manner proposed would detract from the openness of the application site and the established, defining pattern of development. The development would undermine the open character of the site and result in a suburban form of backland development at odds with general linear form and informal character of the village contrary to SP10 of the East Lindsey Local Plan in seeking to maintain and enhance the character of the districts villages, and SP25 in seeking to protect locally important green spaces which contribute significantly to the character of the village.
Furthermore, the proposal would represent a harmful visual intrusion into the AONB, conflicting with the purpose of conserving and enhancing the natural beauty of the AONB and contrary to SP23 of the East Lindsey Local Plan and the NPPF.
2. The application site has the potential to provide habitat and be used by protected species and other wildlife, but no suitable ecological assessment has been submitted. The Council is thus unable to conclude that the proposal would not have a harmful impact on protected species nor is it able to consider what mitigation measures might be required to overcome such harm. To allow the application in these circumstances could be harmful to

protected species contrary to SP24 of the East Lindsey Local Plan.

Dated: 28/04/2023

Signed:

A handwritten signature in black ink, appearing to read 'M.G.', with a large, sweeping horizontal stroke underneath.

Mike Gildersleeves
Assistant Director - Planning

Tel. No. 01507 601111
EAST LINDSEY DISTRICT COUNCIL, THE HUB, MAREHAM ROAD, HORNCastle, Lincs. LN9
6PH