



Town and Country Planning Act 1990

Refusal of Outline and Full Planning Permission

Name and address of applicant

Mr A M Phillips
Phillips Family Trust
Hall Farm
Meadow Lane
South Hykeham
Lincoln
LN6 9PF

Name and address of agent (if any)

Thorpe Designs
Poultry Farm
Station Road
Thorpe On The Hill
Lincoln
LN6 9BS

Notice of decision to refuse planning permission

Application number:	16/0346/OUT
Proposal:	Outline application for the erection of 4 no. dwellings with all matters reserved and Full application for the change of use of part paddock land to provide car parking to serve South Hykeham Primary School
Location:	Land Off Meadow Lane South Hykeham Lincoln Lincolnshire LN6 9PF

North Kesteven 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 development referred to above hereof for the following reasons: -

- 1 The proposed development would adversely impact upon the setting and therefore significance of the Grade II* Listed St Michael and All Angels Church, which would amount to 'less than substantial harm' to that designated heritage asset. The proposed development would not deliver public benefits of such a level necessary to outweigh the harm that would be caused to the setting and significance of this high grade designated heritage asset, and which would be caused through the introduction of built form which would interrupt the existing open, undeveloped rural edge to the south and east of the church and which forms an important part of its wider setting. In its current form, this undeveloped space enhances the context within which this rural parish church is experienced.
The provision of the proposed car park, whilst seeking to address localised parking congestion associated mainly with the drop-off and collection of primary school children, would only experience usage for limited weekday AM and PM periods during term times, with secondary use in connection with church services itself likely to account for only low-level use throughout the year. The car park would otherwise remain out of use.

Furthermore, by virtue of its relative distance from the school and the lack of any proposed direct link between the car park and school grounds, it is questionable whether the car park

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District Council Offices, Kesteven Street
Sleaford, Lincolnshire NG34 7EF

Andrew McDonough

Head of Planning, Economic and Cultural Services

would completely address the temporary, localised congestion that occurs in the centre of the village associated with the school's operations.

Finally, and both in isolation and combination with the proposed car park, the provision of four dwellings would fail to provide a sufficiently high level of social or economic benefit (including through the absence of any affordable housing) to offset the harm that would be caused to the setting and significance of the church.

The scheme's adverse impacts upon the historic environment would so significantly and demonstrably outweigh its benefits that the proposals fail to constitute 'sustainable development'. Instead, the proposals would conflict with saved Local Plan policies C1, C18 and HE5, to advice at paragraphs 7, 14 (including footnote 9), 17(bullet point 10), 58 (bullet point 4), 61, 129, 131, 132, 134 and 197 of the National Planning Policy Framework and to emerging policies LP25 and LP26 of the Submitted Draft Central Lincolnshire Local Plan (2016).

- 2 The proposed development would adversely impact upon the character, appearance and openness of the 'Visual Amenity Area' (VAA) as identified within Inset Map 53 of the North Kesteven Local Plan (2007) and its successor proposed designation as an 'Important Open Space' (IOS) as defined within the Submitted Draft Central Lincolnshire Local Plan (2016). The VAA was originally designated in part to preserve an undeveloped buffer around, and to the benefit of the presentation of, St Michael and All Angels Church. In addition, the formation of the vehicular access onto Meadow Lane would result in the loss of a section of otherwise unbroken verge and hedgerow, which together in their existing state make a positive contribution to the character and appearance of the area including the presentation of the VAA/IOS.

The applicant has failed to demonstrate an overriding need for the development which outweighs the presumption in favour of preserving the character, openness and integrity of the VAA/IOS in its undeveloped form. Furthermore, if approved, the proposals would increase the pressure for similar development elsewhere within the VAA/IOS that would collectively cause further adverse impacts on the character, appearance and openness of the VAA/IOS.

The scheme's adverse impacts upon the natural environment would so significantly and demonstrably outweigh its benefits that the proposals fail to constitute 'sustainable development'. Instead, the proposals would conflict with saved Local Plan policies C1, C18 and LW3, to advice at paragraphs 7, 14, 17 (bullet point 7), 61, 64, 109 and 197 of the National Planning Policy Framework and to emerging policies LP23 and LP26 of the Submitted Draft Central Lincolnshire Local Plan (2016).

The decision relates to the plans and documents identified below:

Drawing No.	Drawing Name	Received Date
PRL/015/16 Amended	Proposed Block Plan	17/05/16
	Location Plan	29/03/16

Additional Information

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Transport, Local Government and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within the necessary time limits of the date of this notice. For further guidance on this please visit the Planning Inspectorates website at <https://www.gov.uk/appeal-planning-inspectorate>