STATEMENT OF SUPPORTING INFORMATION

in connection with an Application for the removal of a condition of occupancy following original grant of planning consent for

30 Low Road,
Crowland
Lincolnshire
PE6 0BX

Submitted by:

Stephen Knipe & Co
1a Abbey Road
Bourne
Lincolnshire
PE10 9EE

Tel: 01778 421900
Fax: 01778 425645
Email: enquiries@stephenknipe.co.uk
Web: www.stephenknipe.co.uk

1. **Background information**

30 Low Road, Crowland comprises a detached three bedroom bungalow in a semi-rural location at the junction of Low Road and Plank Drove, Crowland the location of which is shown on the plan attached (Appendix A). It is surrounded by open fields on two sides. There are several other dwellings nearby and there is no land or buildings included or belonging to the bungalow.

The bungalow was built in 1978/79 following the grant of planning permission by South Holland District Council on 13 September 1978 (reference: H2/758/78). A copy of this consent is attached (Appendix B).

Condition No 3 of that planning permission contained the standard agricultural occupancy wording, namely as follows:

" the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290 (1) of the Town & Country Planning Act 1971, or a dependant of such a person residing with him, or a widow or widower of such a person."

The reason given for that condition was:

"The site is in a rural area where it is the policy of the local planning authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need and permission is therefore confined to it."

The application and subsequent consent were based on the need of Mr Charles Beeken at that time who farmed land in Plank Drove, Crowland. Mr Beeken retired from farming in 2005. He still lives in the property with his wife. They are 79 and 77 years of age respectively and wish to move to a property with a more convenient location bearing in mind their advancing age and changing requirements.

2. **Marketing details**

30 Low Road, Crowland has been marketed on behalf of Mr and Mrs C Beeken during the period February 2014 to March 2015 as follows:

a) In our Bourne office window.
b) On our website.
c) On the Rightmove website (via Longstaffs of Spalding).
d) In the Lincolnshire Free Press on two occasions (11 February and 9 December 2014).
e) In the Stamford Mercury on one occasion (25 July 2014).
f) Nationally, in the Farmer's Weekly, on 4 April 2014.

Copies of the advertisements placed in the Lincolnshire Free Press/Stamford Mercury, the Farmer's Weekly and the Rightmove website are attached (Appendix C).

Throughout the period of marketing the property was available 24/7 on the Rightmove website. A schedule of the number of times it was viewed online is attached (Appendix D).

3. **Enquiries received**

Only three enquiries were received during the marketing period and only one request to view was made.

None of the enquirers were in a position to fulfil the occupancy criteria.

4. **Sale Particulars**

A copy of the printed Sale Particulars issued during the period of marketing is attached (Appendix F). The property was marketed with a guide price of £225,000, reflecting the existence of the occupancy restriction.

5. **Local Agricultural Situation**

When 30 Low Road was built in 1978/79 Mr Beeken was a partner in the farming partnership of Beeken Bros with his 4 brothers. At that time there were 5 other farmers with land off Low Road and Plank Drove on the south west side of Crowland.

All of the original partners in Beeken Bros have long since retired. Today the partnership comprises Mr and Mrs Beeken's son, Andrew, their nephew John and John's son, Mark. All of these three live elsewhere in the Crowland area (including Plank Drove).

Today there are only 2 other farmers farming land in Low Road and Plank Drove. It is fair to say therefore that the experience of a dwindling agricultural workforce in the Crowland area mirrors that more generally within the local area and indeed further afield.

6. **Local Planning situation**

It is noted that in the autumn of 2014, South Holland District Council agreed to the lifting of the Agricultural Occupancy Restriction in the case of a property nearby namely, Lawn Wood, 47 Plank Drove, Crowland (planning reference H02-0606-14).

It is submitted that the circumstances of and situation with this application for 30 Low Road, Crowland are very similar.

Furthermore, none of the five houses on the east side of Plank Drove, Crowland which are in close proximity to both 30 Low Road and 47 Plank Drove are subject to agricultural occupancy restrictions.

7. **Conclusion**

Following over a year's extensive marketing and exposure, only three enquiries were received and only one viewing took place. No offers have been forthcoming and moreover no interest was received from parties who could fulfil the occupancy criteria despite the property being freely exposed to the market at a price reflecting the existence of the occupancy condition.

30 Low Road is a well maintained, detached three bedroom bungalow with no obvious drawbacks or apparent faults.

Signed: .....

Stephen Knipe & Co
1a Abbey Road
Bourne
Lincs PE10 9EE

Email: enquiries@stephenknipe.co.uk

Dated this 5th day of March 2015

Appendices

Appendix A	Location plan.
Appendix B	Planning Consent - South Holland District Council (reference: H2/758/78).
Appendix C	Advertisements placed in the Lincolnshire Free Press, the Stamford Mercury, the Farmer's Weekly and the Rightmove website.
Appendix D	Number of views on Rightmove website.
Appendix E	Sales Particulars.

Outline planning permission

THE TOWN AND COUNTRY PLANNING ACT 1971 ONLY IF APPROVAL IS REQUIRED UNDER THE BUILDING REGULATIONS THIS MUST BE OBTAINED SEPARATELY.

Name and address of applicant

Mr C W Beeken
"Fern Villa"
40 Broadway
Crowland
PETERBOROUGH

Name and address of agent (if any)

APPENDIX B

Part I—Particulars of application

Date of application: 24.07.78

Application no. H 2/758/78

Particulars and location of development:

Erection of bungalow at Low Road/Plank Drove, CROWLAND.

Part II—Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
   (a) the expiration of five years from the date of this permission; or
   (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
2. The following matters are reserved for subsequent approval by the Local Planning Authority, namely detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the building including particulars of the materials to be used for external walls and roofs, and the siting and design of any vehicular access to a road, and no development shall be commenced until these matters have been approved.
3. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.
4. Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor car to turn to enable it to enter and leave the highway in forward gear.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 42 of the Town and Country Planning Act 1971. 2. The application was submitted in outline only. 3. The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to
4. To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Date 13th September 1978

Council Offices Priory Road
SPALDING
Lincs

B Smith

DISTRICT PLANNING OFFICER

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment byelaw, order or regulation.

Continued over page...

Your attention is drawn to the following advice from the Anglian Water Authority: Foul drainage should be connected to the main foul sewer.

Your attention is drawn to the advice from the North Level Internal Drainage Board (see attached Letter).

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 the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Becket House, Lambeth Palace Road, London SE1 7ER.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (*a*), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1) 67 and 74 of the Act.

SAME AD ALSO IN STAMFORD MERCURY

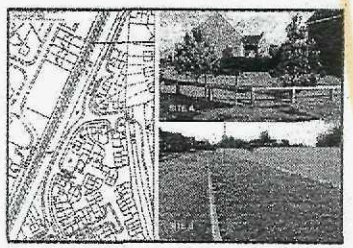
Sangra BROTHERS

AUCTION

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(27 Lots for Sale)

Lot 19
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SPALDING
BONNINGTON COURT & PICCARD DRIVE



- 2 areas of public open space offered as one lot
- Site A: 314 sqm (375 sqyds). • Site B: 0.3 acres approx
- Potential for other uses subject to P/P

GUIDE PRICE: £4,000 + VAT

NAVA

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RICS

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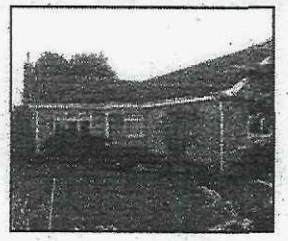
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Get your cash offer today

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HOUSES TO LET

Stephen Knipe & Co



Low Road, Crowland

- Modern 3 bedroom detached bungalow
- Semi-rural location
- Subject to **Agricultural Occupancy Restriction**

Asking price - £225,000

01778 421900

3 BED Rural farm cottage Gosberton, D/G, garden, C/H. Tel:07816007632

ACCOMMODATION

BEDSIT IN HOLBEACH Extremely clean & comfortable with excellent facilities, including Wifi. Refs required Tel 01406 422953 or 07817 139251

ROOM FOR RENT professional person required, references required, furnished room, £70pw deposit required, if interested tel: 07754693857

KIDS SHOWS WOW 24 7
WOW247.CO.UK

FLATS & APARTMENTS TO LET

Two Bed Flat
Available to let in Gosberton.
£485pcm
To arrange viewing please call
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SUTTON BRIDGE Large unfurnished ground floor bedsit, comprising of hall, living room, dining kitchen & bathroom. Own private entrance with off road parking. includes electricity, heating and water. £380 PCM. Phone 07905433191

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New research shows over 80%* of people take action as a result of seeing a property in the local newspaper

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Visit **spaldingtoday.co.uk/property** to find the right local estate agent for you

Property with the **Lincolnshire Free Press**

*Research conducted by SPA Future Thinking, May - July 2013

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APPENDIX C

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STRUTT PARKER

Essex, Good Easter



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Great Dunmow 6 miles

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tim.fagan@struttandparker.com

Essex, Chipping Ongar



A block of productive Grade 2 arable land.

Epping 4 miles
Bishop's Stortford 12 miles

About 153 acres (62 ha)
Hanslope Series soil capable of producing excellent yields from potatoes and cereals

Chelmsford Office
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tim.fagan@struttandparker.com

Land wanted

LEASE YOUR LAND FOR SOLAR PARKS

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Minimum Area 10 Acres – South England
Guaranteed & Competitive Rates for 20yrs+

Solar Park Developer
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WANTED LAND

Suitable for the tipping of clean sub soil, ie: old quarries, golf courses, driving ranges, roads/motorways, sound barriers, weekly payments.

Also plot suitable for future development: land with old buildings and barns etc.

Tel: **07804 150140**
Email: **optimumasset1@gmail.com**

EARN RENTAL INCOME from Solar PV and wind turbines. Solar PV and wind turbine sites wanted to rent. We will pay £1,000 to £30,000 for long term rents and up to £1,000 per acre to rent long term solar parks. Always remember: a neighbour getting into the job before you may utilise all the available electricity grid connection. Turbines can be comforting and also distressing to look at. Comforting if you own it and distressing if your neighbour owns it! Contact Bowler Energy on 01283 736637 or visit www.bowlerenergy.co.uk

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Property for sale

NEAR CROWLAND SOUTH Lincolnshire, 3 bedroom bungalow, subject to Agricultural Occupancy Restriction, £225,000, Stephen Knipe & Co - 01778 421900

Property for sale

AT ACHTERNEED, STRATHPEFFER, Rossshire. One croft for sale Approx. 20 Acres. For further information contact MacArthur & Co. Solicitors, Inverness 01463 234445

CENTRAL FRANCE VIENNE. 7 bed manoir, with walled garden over looking lake, 12 hectares pasture and woodland, with coach house cottage and stables. Price £750,000 + the option of 70 hectares organic arable and 15 hectares of woodland in 4 years time. Tel: 00335 49830282 for further details

Property for sale

HELP!!!

Young workaholic farmer, 25, who has built up an elite health status, 50 part pedigree cow suckler herd by renting land annually, is now seeking long term security in the form of a 100-250 acre farm to rent, to increase to 100+ cows. Has modern equipment/machinery and ***CAPITAL***

Would consider share/contract farming opportunity.

Please contact 07582 838485

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS

03301 011737 local call rate

www.rightm

3 bedroom detached bungalow for sale

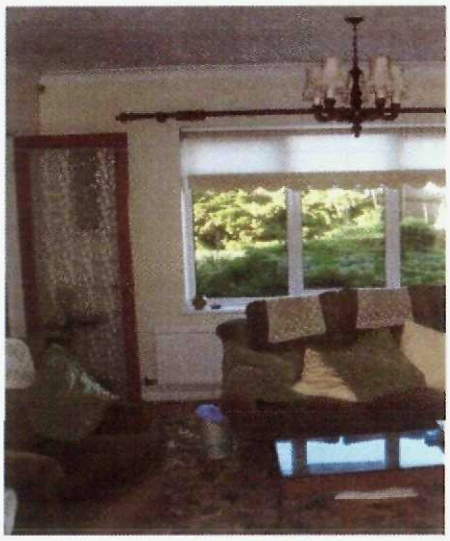
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Crowland



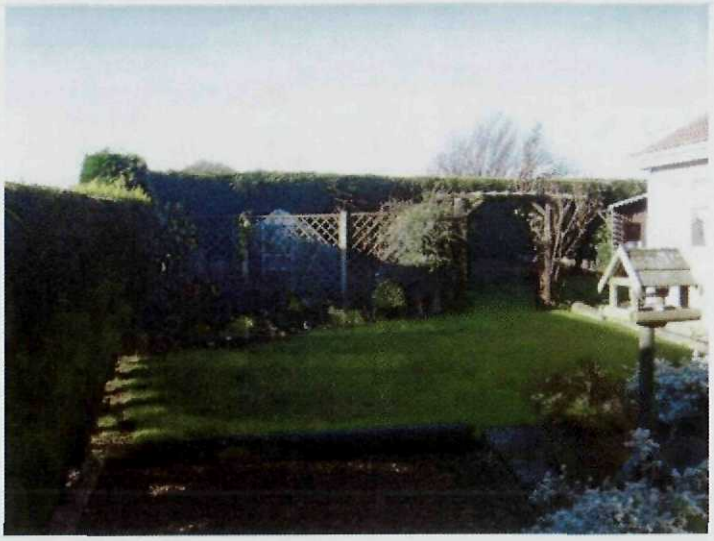


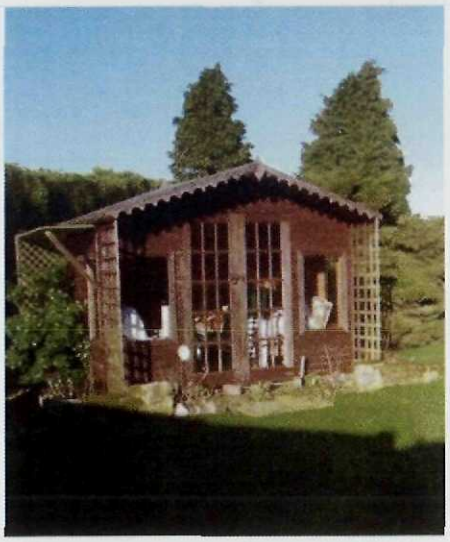














Property Description

Key features

- Spacious Bungalow
- Occupancy Restriction

- Oil Fired Central Heating
- Spacious Kitchen, Utility
- 3 Bedrooms, Bathroom
- Semi-Rural Location
- Conservatory
- Mature Grounds, Garage

Full description

A modern detached and spacious 3 bedroom bungalow in a semi-rural location at the junction of Low Road and Plank Drove, Cro fields on two sides. The property is subject to an Agricultural Occupancy Restriction.

Accommodation - The bungalow was constructed in 1978/9, has generous accommodation and has been well maintained. It is subject to an AGRICULTURAL OCCUPANCY RESTRICTION
imposed by the original planning consent in 1978 whereby it can only be occupied by person(s) solely or mainly employed, or last retirement) locally in agriculture, or a dependant of such a person, or a widow or widower of such a person.
The property is constructed of brick under a concrete tile roof and has sealed unit double glazing and oil fired central heating. The follows:

Viewings will therefore be restricted to those whom it is considered can meet one of these criteria.

Front Entrance Porch -

Large Entrance Hall - With shoe cupboard off.

Living Room - 6.10m(20'0") x 4.25m(13'11") - With open fireplace.

Dining Room - 4.25m(13'11") x 4.25m(13'11") -

Spacious Kitchen - 5.40m(17'9") x 4.23m(13'11") - With relatively new range of fitted units, electric cooker point, built in dishwas

Conservatory - 3.00m(9'10") x 2.30m(7'7") - With rear entrance door onto patio.

Side Entrance Hall - With Shower Room and WC off.

Utility - 2.95m(9'8") x 2.50m(8'2") - With Trianco oil fired boiler, Belfast style sink and cupboard unit.

Bedroom 1 - 4.20m(13'9") x 3.65m(12'0") -

Bathroom - 2.60m(8'6") x 2.08m(6'10") - plus shower cubicle and with bath, basin, WC, heated towel rail, ceramic floor.

Bedroom 2 - 4.00m(13'1") x 3.70m(12'2") -

Bedroom 3 - 4.25m(13'11") x 3.65m(12'0") - Built-in double wardrobe.

Office - 2.50m(8'2") x 1.80m(5'11") -

Outside - The property benefits from mature grounds and is well protected by a Leylandii hedge and tall timber fence.
There is an attached single flat roof garage (5.5m x 4.45m), large gravelled entrance drive and parking area with small vegetable
There is also a rear patio, lawns to the side and front, greenhouse, timber Summerhouse and further shrub borders.

Services - Mains water and electricity are connected. Mains gas is available but not connected. Oil fired central heating. Drainag

Viewings - These will be restricted to persons who can meet the Agricultural Occupancy criteria. All viewings via appointment.

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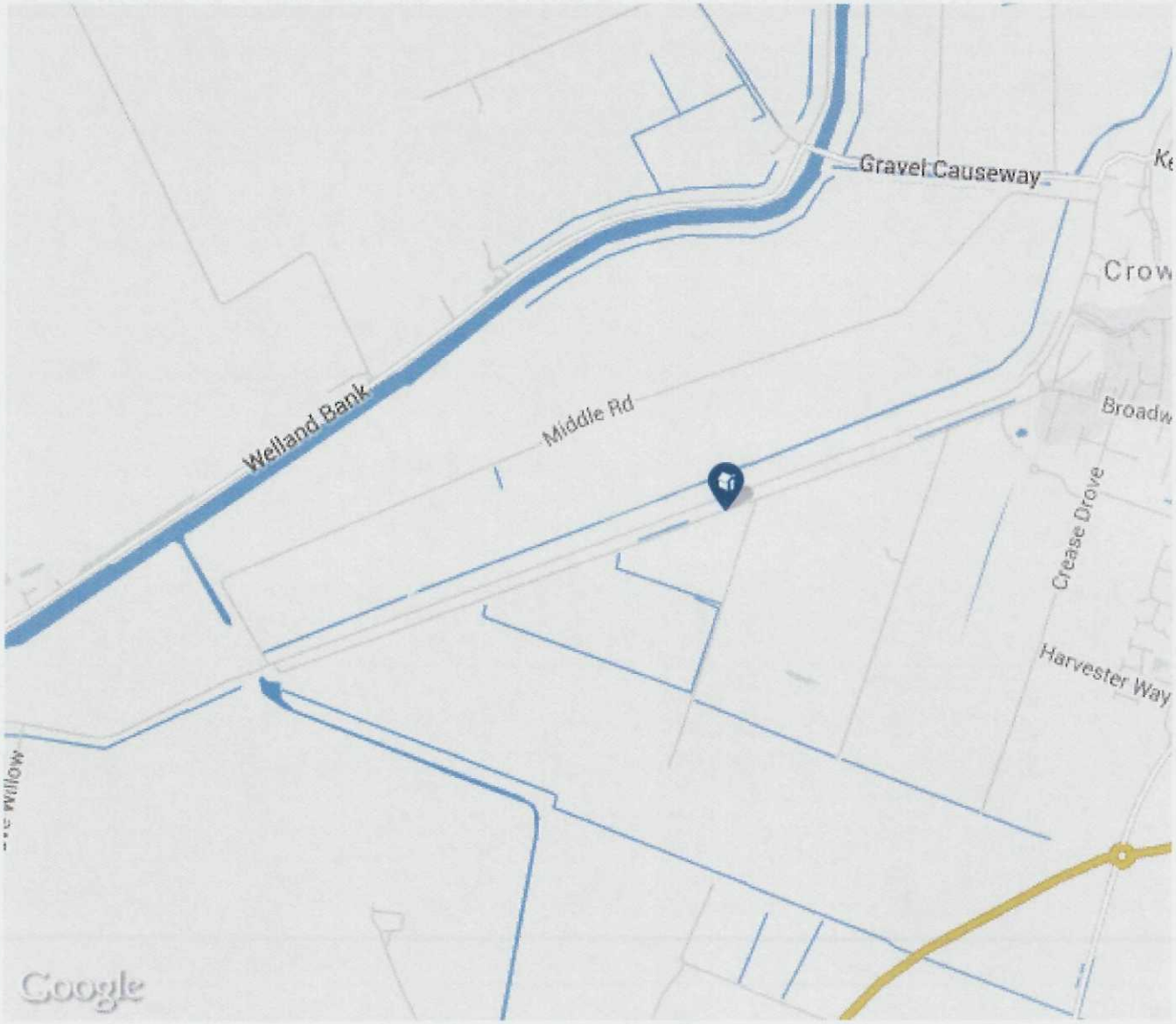
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To view this property or request more details, contact:

Longstaff

Longstaff, Spalding
5 New Road Spalding PE11 1BS
03301 011737 Local call rate

Map



Nearest station: Peterborough (7.5 mile)

Distances are straight line measurements

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APPENDIX O

WEEK	SUMMARY VIEWS 7 days	DETAIL VIEWS 7 days	SUMMARY VIEWS 28 DAYS	DETAIL VIEWS 28 DAYS
12/02/2014	576	39		
19/02/2014	2,252	104		
26/02/2014	2,728	70		
05/03/2014	1,842	70	7,398	283
12/03/2014	1,522	60		
19/03/2014	1,415	49		
26/03/2014	1,316	42		
02/04/2014	1,435	54	5,688	205
09/04/2014	1,605	51		
16/04/2014	1,662	67		
23/04/2014	1,659	67		
30/04/2014	1,643	62	6,569	247
07/05/2014	1,799	59		
14/05/2014	1,271	35		
21/05/2014	1,509	42		
28/05/2014	1,768	42	6,347	178
04/06/2014	1,495	46		
11/06/2014	1,326	49		
18/06/2014	1,340	45		
25/06/2014	1,521	42	5,682	182
02/07/2014	1,431	38		
09/07/2014	1,453	44		
16/07/2014	1,286	36		
23/07/2014	1,436	33	5,606	151
30/07/2014	1,452	46		
06/08/2014	1,727	41		
13/08/2014	1,609	45		
20/08/2014	1,782	45	6,570	177
27/08/2014	1,891	49		
03/09/2014	1,648	44		
10/09/2014	1,830	44		
17/09/2014	1,875	59	7,244	196
24/09/2014	1,767	49		
01/10/2014	1,655	38		
08/10/2014	1,585	57		
15/10/2014	1,654	33	6,661	177
22/10/2014	1,602	37		
29/10/2014	1,565	30		
05/11/2014	1,512	44		
12/11/2014	113	3	4,792	114
19/11/2014				
26/11/2014	2,644	67		
03/12/2014	1,607	42		
10/12/2014	1,356	30	5,607	139
17/12/2014	1,402	34		
24/12/2014	1,235	37		
31/12/2014	224	5		
01/01/2015	1,938	62	4,799	138
08/01/2015	1,976	59		
15/01/2015	282	10		
22/01/2015				
29/01/2015	2,103	66	4,361	135
		Viewing Totals:	**77324**	**2322**

APPENDIX E

Stephen Knipe & Co

Valuers, Auctioneers, Land and Letting Agents

1a Abbey Road, Bourne, Lincolnshire, PE10 9EE
Telephone (01778) 421900 Fax (01778) 425645
E-mail: enquiries@stephenknipe.co.uk

30 Low Road
Crowland
Peterborough
PE6 0BX





A modern detached and spacious 3 bedroom bungalow in a semi-rural location at the junction of Low Road and Plank Drove, Crowland surrounded by open fields on two sides. The property is subject to an **Agricultural Occupancy Restriction.**

Asking Price—£225,000

Stephen Knipe & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Stephen Knipe & Co has any authority to make or give any representation or warranty whatever in relation to this property. **MONEY LAUNDERING REGULATIONS 2003**. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The bungalow was constructed in 1978/9, has generous accommodation and has been well maintained. It is subject to an **AGRICULTURAL OCCUPANCY RESTRICTION** imposed by the original planning consent in 1978 whereby it can only be occupied by person(s) solely or mainly employed, or last employed (before retirement) locally in agriculture, or a dependant of such a person, or a widow or widower of such a person.

Viewings will therefore be restricted to those whom it is considered can meet one of these criteria.

Description

The property is constructed of brick under a concrete tile roof and has sealed unit double glazing and oil fired central heating. The accommodation is as follows:

Front entrance porch		
Large entrance hall	-	with shoe cupboard off
Living room	-	6.1m x 4.25m with open fireplace
Dining room	-	4.25m x 4.25m
Spacious kitchen	-	5.4m x 4.23m with relatively new range of fitted units, ceramic floor, electric cooker point, built in dishwasher
Conservatory	-	3m x 2.3m with rear entrance door onto patio
Side entrance hall	-	with Shower Room and WC off
Utility	-	2.95m x 2.5m with Trianco oil fired boiler, Belfast style sink and cupboard unit
Bedroom 1	-	4.2m x 3.65m
Bathroom	-	2.6m x 2.08m plus shower cubicle and with bath, basin, WC, heated towel rail, ceramic floor
Bedroom 2	-	4.m x 3.7m
Bedroom 3	-	4.25m x 3.65m with built-in double wardrobe
Office	-	2.5m x 1.8m (no radiator)

Outside

The property benefits from mature grounds and is well protected by a leylandii hedge and tall timber fence.

There is an attached single flat roof garage (5.5m x 4.45m), large gravelled entrance drive and parking area with small vegetable plot and shrub borders. There is also a rear patio, lawns to the side and front, greenhouse, timber Summerhouse and further shrub borders.

Services

Mains water and electricity are connected. Mains gas is available but not connected. Oil fired central heating. Drainage is to a private system.

Council Tax

Band E

Energy Performance Certificate

An EPC is available for inspection at the selling agents offices.

Viewings

These will be restricted to persons who can meet the Agricultural Occupancy criteria. All viewings via appointment.







