

PLANNING STATEMENT

On behalf of

Mr and Mrs M Craven

In respect of a Planning Application for

'The Meadows'
Town Dam Lane
Donington,
Spalding
LINCOLNSHIRE
PE11 4TP

For removal of the Agricultural Habitation Clause, being Condition No. 2 of the Outline Planning Consent SR 61/64 dated 10/04/1964, and to allow the continued use of the gardens and grounds at 'The Meadows', for residential use with that property.

Prepared by:

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1. INTRODUCTION

Outline Planning permission was originally applied for by Mr R S Wright, to erect a dwelling at Town Dam Lane, Donington. Consent was granted by the Spalding Rural Council under planning application reference SR 61/64 on 10th April 1964, subject to conditions, one of which (Condition No. 2) imposed that occupation was restricted to being by persons employed in agriculture, or their dependents. See Appendix B.

The specific Agricultural Habitation Clause wording under Condition No. 2 of the Planning Consent states that

'The occupation of the dwelling shall be limited to persons employed in agriculture or their dependents'.

This particular consent therefore does not have the 'standard' wording seen in similar consents which restrict occupation to being by someone employed in Agriculture, or their widow or widower, or dependents, or someone retired from agriculture.

Reserved matters planning consent was granted under application reference SR 99/67. on 6th April 1967. See Appendix C including plan attached with that application.

The property was built in 1967/68 for Mr and Mrs Wright. Mr and Mrs Wright sold the property in the 1990's to Mr and Mrs Posey. Mr and Mrs Posey sold the property in July 2005 to Mr Malcom and Mrs Janet Craven (the applicants). See Sales Particulars from 2005 are at Appendix D, and these confirm the property at that time extended to approximately 4 acres, including paddocks.

At that time, Mr and Mrs Craven ran a farming business in Donington, so complied with planning condition 2 for occupying the property.

In 2007 the Craven family made the decision to sell their farm, and Mr and Mrs Craven then retired. DOB's 24.11.48 and 14.03.47 respectively. They have since continued to help their children with leisure enterprises (The Grange Spa at Pointon, and the Caley Hall Hotel at Old Hunstanton), and have not been engaged with any agricultural business since 2007, essentially only drawing Pensions as their income.

2. THE MEADOWS:

The Meadows comprises a large detached 3 bedroom Bungalow with separate single garage, summerhouses/sheds, and an outbuilding, all within extensive gardens and grounds of 4 acres.

The property has an 'in and out' driveway, as well as a separate access to the west with access track leading to the rear of the property and the outbuilding. The paddocks were amalgamated into the gardens in the early years of the applicant's ownership, and the property has since comprised extensive areas of mature gardens including a large established pond area. The property has post and rail fencing to the front, is partly open to the east boundary, but otherwise is enclosed within mature hedges to the remaining east, south and west boundaries.

The Bungalow is an individual design and is constructed of brick with a tile roof with UPVC windows and doors, and has oil fired central heating. It presently has the following accommodation: -

Reception Hall/Study
Cloakroom
Lounge
Kitchen/Diner
Utility room
Bedroom 1 with dressing room and ensuite shower room
Bedroom 2
Bathroom
Bedroom 3

See photographs showing the property in Appendix E,

3. THE PRESENT SITUATION:

Mr and Mrs Craven continue to reside at the property, and have had no dependents living with them at the property since its purchase in July 2005.

They have not been employed agriculture throughout the last 17 year period.

Their income for the last 17 years has mainly been from Pensions. Copy emails/letters from Accountants of Mr and Mrs Craven, confirming the income sources of the applicants for the last 10 years, are attached in Appendix F.

4. TEN YEAR RULE:

It will be seen from the evidence above that 'The Meadows' has been occupied for at least the last 10 years by those who do not comply with Condition No. 2 of the Outline planning consent granted by Spalding Rural Council (now South Holland District Council) under Reference No. SR 61/64.

Therefore an application is now made to allow the future occupation of the property to continue without compliance with Condition 2, and to also allow the continued use of the gardens and grounds at 'The Meadows', for residential use with that property.

Signed: _____

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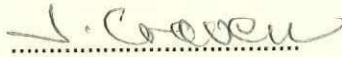
Dated this  July 2024

We swear by Almighty God that the contents of this statement over 4 pages and 6 Appendices are true.

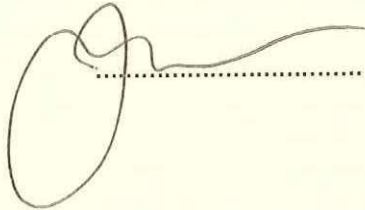
Malcolm Albert Craven



Janet Ann Craven



In the presence of



Dated 17/07/24

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