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TOWN AND COUNTRY PLANNING ACT 1990 FULL

Reference: H05-0036-22 **Date of Decision:** 20th April 2022
Applicant: Mr & Mrs N Pickett
C/O Robert Doughty Consultancy Ltd.
32 High Street
Helpringham
Sleaford
NG34 0RA
Location: The Lawns & Lakes Camping And Caravanning Site Lowgate Road Fleet
Hargate Spalding
Description: Extension to Touring Caravan Site and Change of use and Extension of
Agricultural Barn to Form Reception/Storage of Maintenance Equipment and
Cafe, and Ancillary Welfare Facilities - part retrospective

**South Holland District Council hereby give notice that permission has been GRANTED
(or equivalent) subject to the following condition(s):**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
1008-5_PL_LP01;
1008-5_PL_SP01;
1008-5_PL_SP02;
1008-5_PL_GA01;
1008-5_PL_GA02;
1008-5_PL_GA03;
Design & Access Statement by Robert Doughty Consultancy (Document Ref. 1008
5/DAS) dated January 2022;
Flood Risk Assessment by RM Associates (Version 1) dated January 2022;
Flood Evacuation Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 A maximum of 56 touring caravans shall be allowed on the site as outlined in red on dwg. no. 1008-5_PL_SP01 and a maximum of 30 touring caravans on the remainder of the caravan site as outlined in blue, at any one time.

Reason: To define the terms of the permission and to ensure that the nature, scale and appearance of the development is acceptable.

This Condition is imposed in accordance with Policy 9 of the South East Lincolnshire Local Plan, 2019.

- 3 The touring caravans shall only be stationed in the positions shown on dwg. no. 1008-5_PL_SP01.

Reason: To define the terms of the permission and to ensure that the nature, scale and appearance of the development is acceptable.

This Condition is imposed in accordance with Policy 9 of the South East Lincolnshire Local Plan, 2019.

- 4 The touring caravans shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.

Reason: To ensure that the development is restricted to short term holiday use only and not used for residential purposes. Residential use would be contrary to the provisions of Policy 1 of the South East Lincolnshire Local Plan, 2019 and Section 5 of the National Planning Policy Framework, 2021.

- 5 An up-to-date register of the names, main home addresses, visiting dates and length of stay of all visitors to the site shall be maintained at all times and be available for inspection by the Local Planning Authority at all reasonable times.

Reason: To ensure that the development is restricted to short term holiday use only and not used for residential purposes. Residential use would be contrary to the provisions of Policy 1 of the South East Lincolnshire Local Plan, 2019 and Section 5 of the National Planning Policy Framework, 2021.

- 6 The development hereby permitted shall be carried out entirely in accordance with the approved Flood Risk Assessment.

Note: The applicant is advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Reason: To reduce the risk and impact of flooding on the development and future occupiers.

This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and advice within Section 14 of the National Planning Policy Framework, 2021.

- 7 The touring caravan pitches hereby permitted shall only be occupied between the 15th of March and the 31st of October (or the first Sunday in November if half terms falls in November) in any year.

Reason: To reduce the impact of flooding.

This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and advice within Section 14 of the National Planning Policy Framework, 2021.

- 8 Facilities for the means of storage and disposal of refuse and recycling shown on dwg. no. 1008-5_PL_SP01 shall be retained on site and be permanently available for use by visitors.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal, to avoid pollution and to protect residential amenity.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

- 9 Before the new extension is commenced beyond oversite, full details of the proposed soakaway system for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority. The approved means of surface water drainage shall be implemented in full before the extension is first brought into use.

Reason: To prevent increased risk of flooding.

This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The applicant is reminded that an application may also need to be made to South Holland District Council for an amended Caravan Site Licence under the Caravan and Control of Development Act, 1960.



Phil Norman
Planning Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.