FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/0485/99

Date Registered 18 MAY 1999

1 Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. J. SMITH & MRS M. E. BAKER,
HERON COTTAGE,
FROSTLEY GATE,
HOLBEACH FEN,
SPALDING, LINCS PE12 8SR

Tel. No. 01406 540435

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No.
(Personal contact number)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJACENT TO HERON COTTAGE CAMPING AND CARAVANNING, FROSTLEY GATE, HOLBEACH FEN, SPALDING (FLEET PARISH)

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT CHANGE OF USE FROM AGRICULTURE TO EXTENSION OF TOURING CAMPING AND CARAVAN PARK TO PROVIDE AN ADDITIONAL 20 No. TOURING PITCHES FOR RECREATIONAL USE

Please complete

Signed J. Smith ..... Date 18TH MAY 1999

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £190-00 If you consider no fee is payable include a written explanation instead.

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application [ ] ⬇

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ] ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ] ⬇

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	☐	If so, how many:
(ii) Other new building(s)	☐	
(iii) Alterations or extension	☑	TO PROVIDE 20 No. ADDITIONAL TOURING PITCHES
(iv) Change of use	☑	

4. A. Please state site area (in all cases)	0·4371	hectares
B. If building works are proposed, please state extra floor space to be created:	N/A	sq. metres
C. Please state size of any new structure:- (a) max. height:	"	metres
(b) max. length:	"	metres
(c) max. width:	"	metres
D. Please state type and colour of materials for facing external walls:	N/A	
E. Please state type and colour of roofing materials.	N/A	
F. Has a survey of the site been undertaken? State Yes or No	NO	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

AGRICULTURE

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☑

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:
Will there be—
Individual access(es) ☐
New estate road ☐

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☑

B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	N/A
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	N/A

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☑

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐	➡ Date: Consultee(s)
Is this application related to a previous submission?	☐	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* Land adjacent to Heron Cattage Camping and Caravanning, Frostley Gate, Holbeach Fen, Spalding, Lincs. (Fleet Parish)

I give notice that *(b)* Mr. J. Smith and Mrs. M. E. Baker

is applying to the *(c)* South Holland District Council

for planning permission to *(d)* Change of use from Agriculture to extension of Touring Camping and Caravan Park to provide an additional 20 No. touring pitches for recreational use.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* Council Offices, Priory Road, Spalding, Lincolnshire

by *(f)* 8th June 1999

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed J. Smith

†On behalf of

Date 18/5/99

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

SOUTH HOLLAND DC
HOUSING & PLANNING
18 MAY 1999
Ref: 0485/99

6. ANY OTHER INFORMATION

The reasons for extending our touring caravan park are as follows :-

A) Increasing Demand

Over the past six seasons the number of nights occupancy has increased as shown below :-

Season	No. of Nights
1993	125
1994	259
1995	1070
1996	1631
1997*	1434*
1998	3551

* = Park under re-development

We are currently having to decline bookings during the main tourist/ fishing season from mid-June to September.

B) To make business viable

Our Park currently has only 28 No. touring pitches and this does not make it a financially viable unit. Our current annual revenue operating costs include the following main heads of expenditure :-

	£
Electricity	2500
Water	500
Business Rates	1080
Interest Charges	4400
Park Publicity	2500
Maintenance Costs	3250
Total	£14230

These costs have to be mainly recovered over the holiday period of approximately thirty weeks and amount to £474 per week.

Our new Amenity Block is currently under utilised and is more than adequate to cope with the additional number of pitches proposed.

Over the past six years we have spent in excess of £75,000 on Capital expenditure developing our caravan park and this has been done entirely without any form of grant-aid.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 MAY 1999
Ref: 0485/99

18/5/99

PARK BROCHURE ATTACHED GIVING DETAILS OF EXISTING FACILITIES

HERON COTTAGE
CAMPING & CARAVANNING

Frostley Gate · Holbeach Fen
Spalding · Lincs · PE12 8SR
Telephone: (01406) 540435

A recently extended small caravan park in the heart of Fenland with good on-site fishing.
New amenity block with free hot showers and information centre.
'Super Pitches' available at no additional cost.
Fully equipped sited holiday caravans to let.
No children under 12 years of age.

Fully equipped two-berth sited holiday caravans to let with full awning, colour television, electricity and gas, (riverside pitches) from £60 per week (no pets and non smokers only)

Name: .....

Address: .....

..... Postcode: .....

Telephone: .....

*Type of Unit (Tent/Trailer Tent/Caravan) .....

*Please forward details of sited holiday caravans to let

*£5 Deposit Enclosed (Cheques made payable to: Heron Cottage Leisure Services)

Dates: .....

From ..... To: .....

Total number of nights: .....

*Delete as appropriate

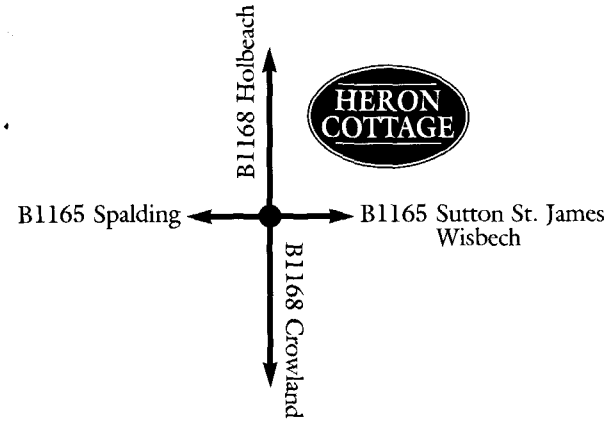
Whilst not essential, booking is advisable.
During busy periods booking will assure you of a pitch and peace of mind.

Heron Cottage Camping and Caravanning is open all year and ers a quiet, friendly site at unbeatable prices.

We offer:

- New Toilet and Shower block
- 'Super Pitches' (24 No) at no additional cost
- Security lighting to all pitches.
- Mains hook-up to all pitches
- Car parking adjacent to unit
- No awning charge
- Special low weekly rates
- Riverside site
- Good fishing with purpose built fishing stands (permits on sale)
- Dog Walk along riverbank
- Fully equipped sited holiday caravans to let
- Riverside picnic benches

The park is situated four miles from Holbeach on the B1165 between Sutton St. James and Whaplode St. Catherines. From A17 trunk road at roundabout take B1168 signposted 'HOLBEACH' and proceed over traffic lights in Holbeach (B1168) towards Crowland/Peterborough. After 3 miles turn left onto B1165 road to Sutton St. James/Wisbech. The park is 7/10ths of a mile on the left hand side. (signposted 'Frostley Gate').



CHARGES

Pitch Fee
£5 per night per unit including car, caravan, awning and two persons

Additional Charges
Extra persons over 12 years of age £1.50 per night.
Additional Car - £1.50 per night
Dogs (2 maximum) - No Charge

Electric Hook-Up
April to October (inclusive) - £1.25 per night
November to March (inclusive) - £2.75 per night

Service Pitches
There is no additional charge for service pitches
Caravanners may hire a Milenco 'Aquafil' and additional waste pipes at 50p per night or £3 per week

Seasonal Pitches
Available from April to October - from £75 month (minimum 4 months)

Departure
Pitches must be vacated by 12 noon on day of departure unless the park is not busy and pitch is not required (Sundays - 6.30 p.m. by arrangement)

Children
Owing to restrictions by the Proprietors' Insurers and in the interest of safety
children under the age of 12 years are not allowed

Dogs
Dogs are welcome but only by prior arrangement with the Park Operator and must be kept under strict control at all times. Please use the 'dog walk' along the drain bank (500 metres long) and please 'clean-up' after your dog.
If customers walk their dog in the lane please keep off the frontage of properties down the lane and use the 'dog waste bin' provided at the park entrance

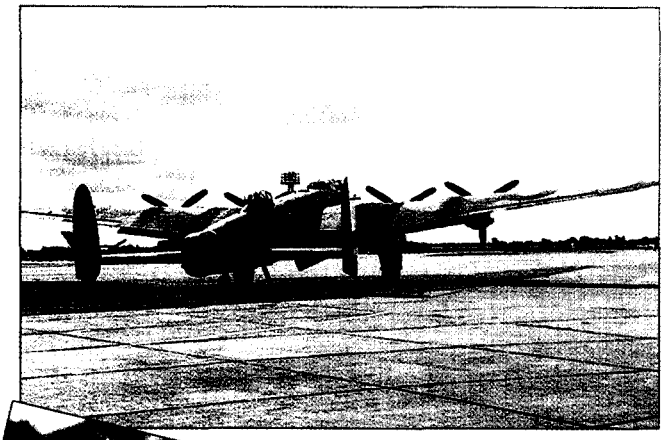
Special Weekly Rates - Seven Nights
(including Service Pitches & Electricity)
Car, caravan, awning and two persons
£38 per week - (April to October)
£48 per week - (November to March)

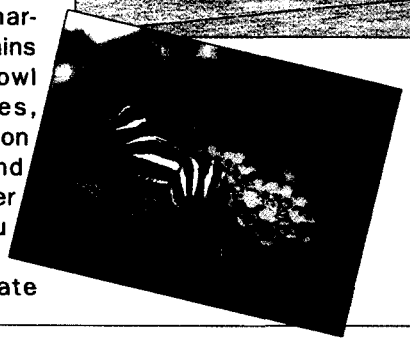
SOUTH HOLLAND DC
HOUSING & PL NNING
18 MAY 1999
Ref: 0485/99

YOUR SITES

SPALDING LINCOLNSHIRE

Heron Cottage, Frostley Gate, Holbeach Fen, Spalding, Lincolnshire PE12 8SR. TEL: 01406 540435





Heron Cottage is a recently extended small caravan park in the heart of the Fens, which offers 28 touring pitches and excellent on-site fishing from purpose-built stands.

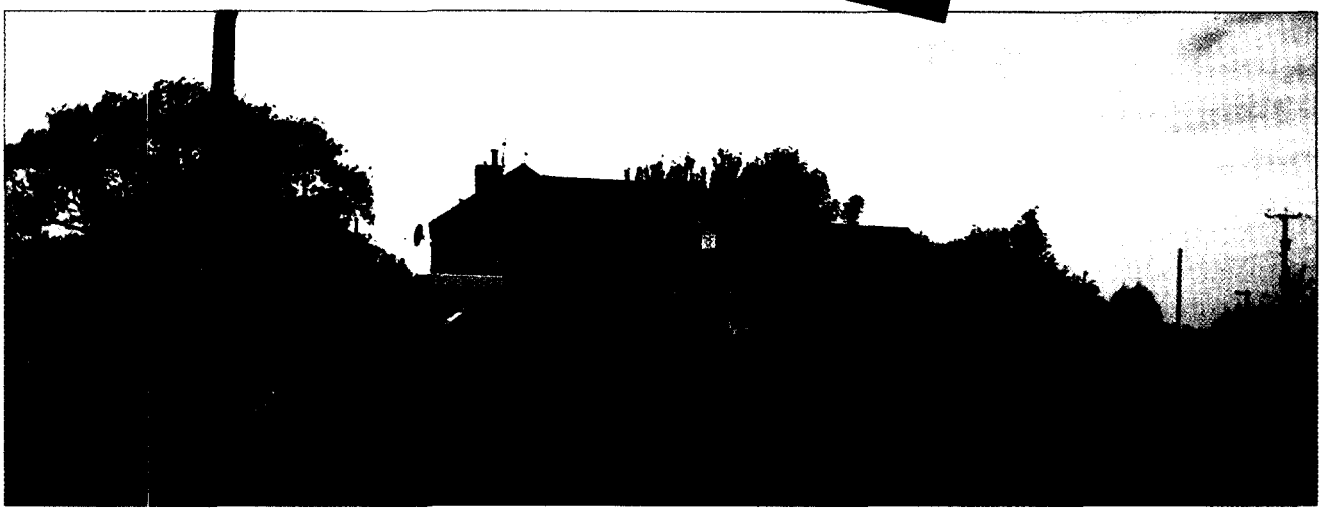
This peaceful site is set on level ground, and is equipped with 24 service pitches — incorporating fresh water supply, drainage and mains electricity. Only the hook-up is not included in the overnight fee. Some of the pitches have shade.

A new amenity block, with free hot showers, is of five-star standard, and includes facilities for the disabled. Proprietors Monica Baker and John Smith offer a very friendly welcome, and are extremely knowledgeable about local sights and attractions. So, do ask them where the best places are.

Heron Cottage makes an ideal base from which to explore the Fens area. Nearby are several market towns where bargains can be found, wildfowl and wetland centres, flower festivals, aviation centres, and arts and crafts. In fact, whatever your interests are, you will find nearby.

If you appreciate peace and quiet, and enjoy the countryside, this is a site you will chose again and again. It is a popular site with touring visitors, so it is advisable to book early.

Patricia Heard





How to get there

The site is situated four miles from Holbeach, on the B1165 between Sutton St James and Whaplode St Catherines. From the A17, take the B1168 (at a roundabout) signposted Holbeach, and proceed over the traffic lights towards Crowland and Peterborough. After three miles, turn left on to the B1165 to Sutton St James and Wisbech. The site is on the left after the third bridge, signposted Frostley Gate.

Nearby attractions

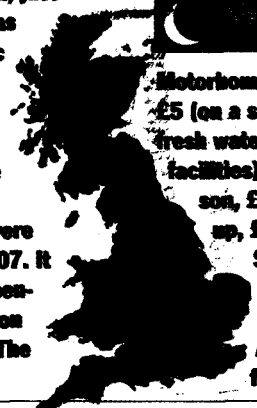
The Battle of Britain Memorial Flight is open to the public at RAF Coningsby. On some Fridays, between May and September, you'll be able to see a Lancaster bomber, a Hurricane and a Spitfire taking-off to fly to airshows around the country. In May, the Spalding Flower Festival takes place, while throughout the year, markets are held on Tuesdays and Saturdays. Boston, just 13 miles away, has many fine historic buildings, including the tallest working windmill in Britain and the cells where the Pilgrim Fathers were imprisoned in 1607. It also boasts an open-air produce auction on Wednesdays. The Butterfly and Falconry Centre, at nearby Long Sutton, is a great day out for all the family, and keen walkers and bird watchers will enjoy the Peter Scott Walk.

Site open

All year.

Charges

Motorhome and two adults, £5 (on a service pitch with fresh water and drainage facilities); additional person, £1.50; mains hook-up, £1.25 to £1.75. Special weekly rate, £38, including electricity. Awnings and dogs, free.



MOTOR CARAVAN MAG - MARCH 1999

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

● The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ➧

Proposed total gross floorspace ☐ sq. m. Previous total gross floor space ☐ sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Industrial ☐ sq. m. Warehousing ☐ sq. m.

Other ☐ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / Agent) Date .....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: MR. R. LAMING

Address of owner at which notice was served:
SNOWDROP FARM,
HOLBEACH ST JOHN,
SPALDING, LINCS.

State Date notice served:

Signed J. Smith (Applicant / ~~Agent~~) Date 18/5/77

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed J. Smith (Applicant / ~~Agent~~) Date 18/5/77

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:
Address of tenant at which notice was served:

State Date notice served:

Signed ..... (Applicant / Agent) Date .....