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REF 105/0546/92.

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ALL OTHER DRAWINGS	
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS ETC)	

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0546/92 Received:25-JUN-92 Type:FULL

Name: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Agent: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.
Location : Heron Cottage Frostley Gate
Holbeach Fen Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the additional pitches are brought into use details of proposed and/or existing landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 No more than 9 caravans and/or tents shall be permitted on the site at any one time.

Reason: To prevent congestion at the site access and on the highways leading to it, in the interest of highway safety.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan

SOUTH HOLLAND DISTRICT COUNCIL

accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.5 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

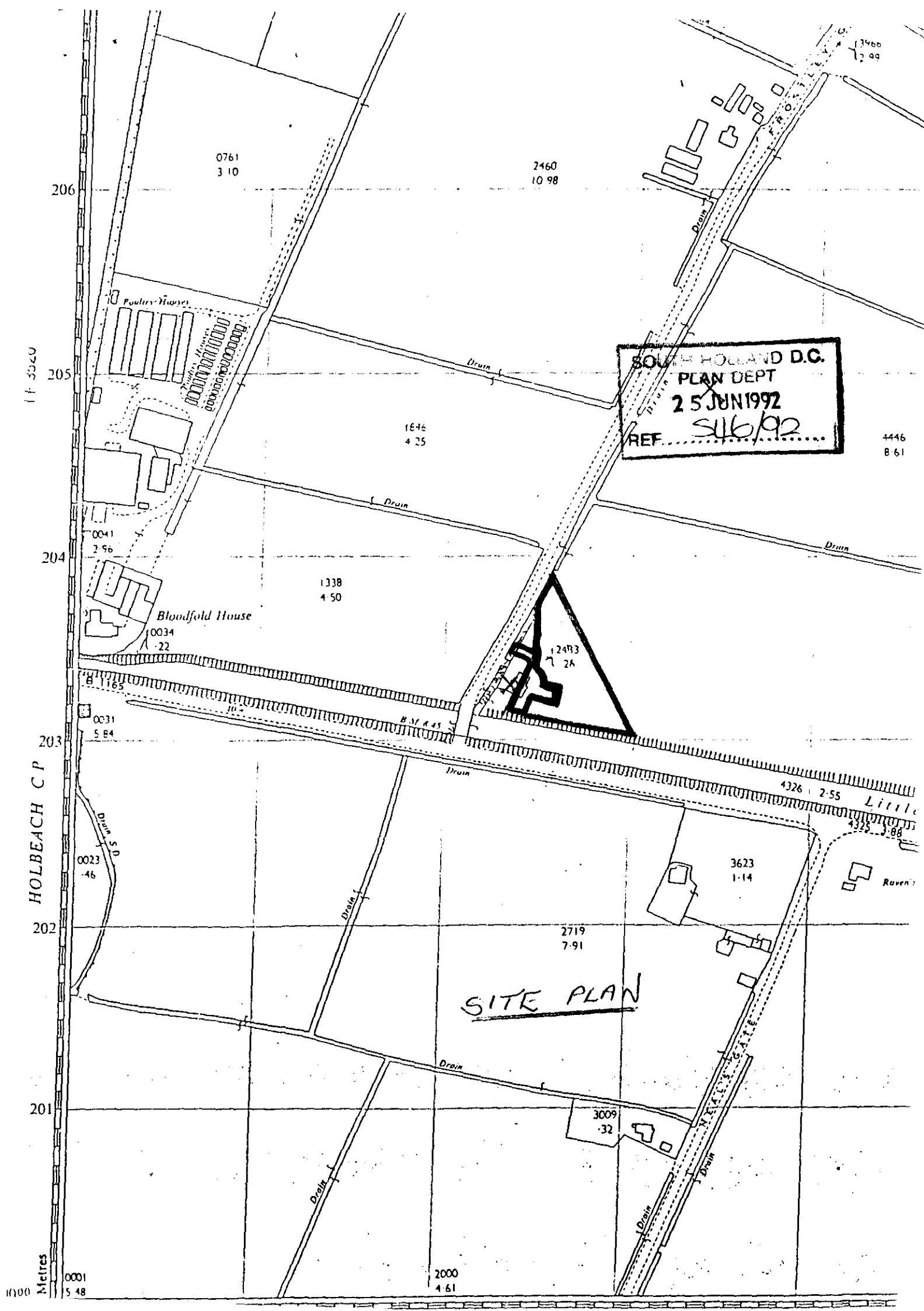
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
04-AUG-93 H05/0546/92

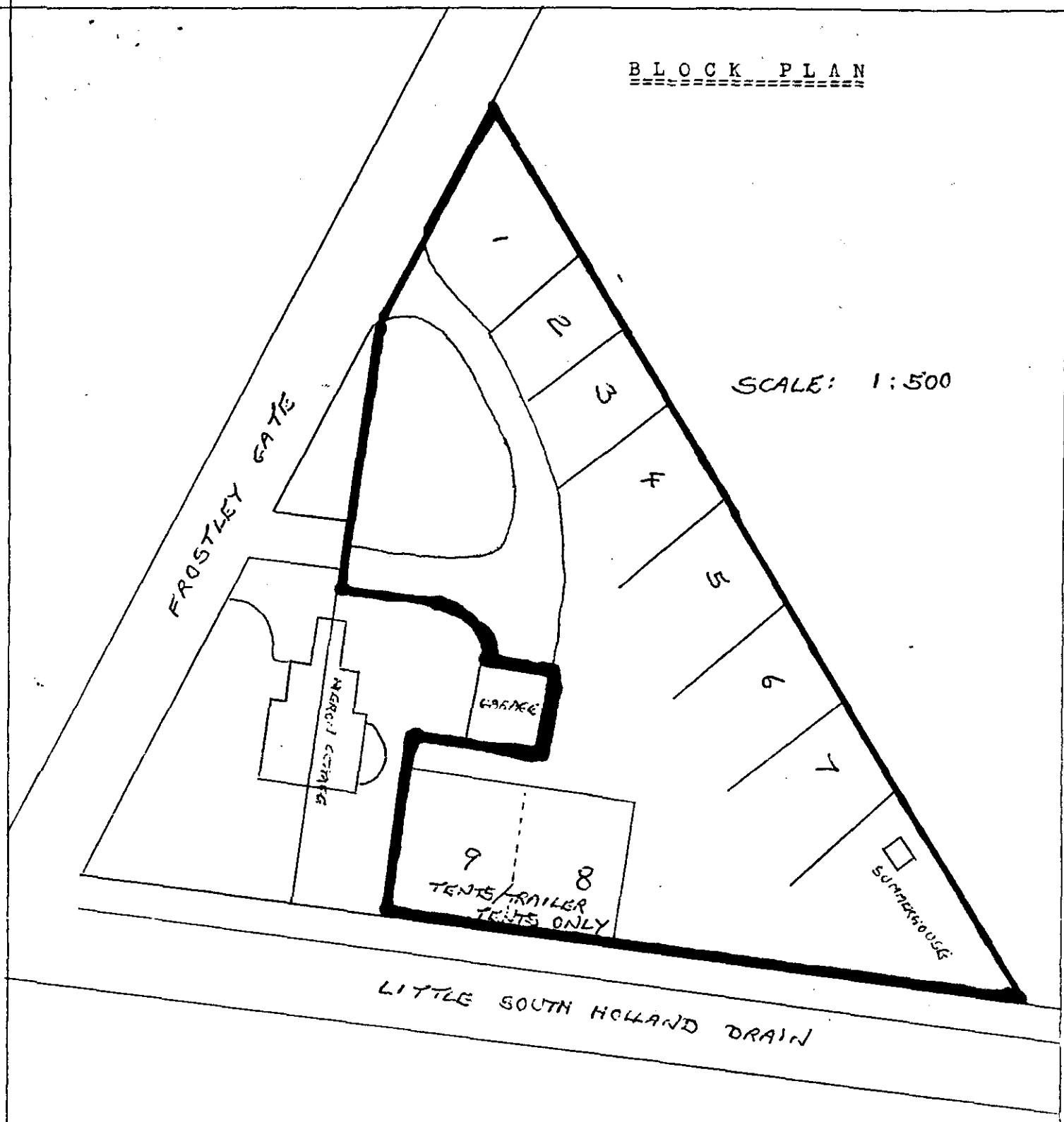
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)


SOUTH HOLLAND D.C.
PLAN DEPT
25 JUN 1992
REF. S/46/92
SITE PLAN
Bloodfold House
Poultry Houses
Drain
HOLBEACH C P
206
205
204
203
202
201
0761
3·10
2460
10·98
1646
4·25
1338
4·50
12493
7·26
4326
2·55
3623
1·14
2719
7·91
3009
·32
2000
4·61
0001
5·48
0031
5·84
0034
·22
0041
2·96
0023
·46
4446
8·61
B 1165
B 1165
Metres

BLOCK PLAN



MR. J. SMITH & MRS. M. E. BAKER

USE OF LAND FOR CAMPSITE FOR MAXIMUM NUMBER OF NINE CARAVANS/TENTS FOR RECREATIONAL PURPOSES ONLY AT

HERON COTTAGE CAMPSITE

FROSTLEY GATE,

HOLBEACH FEN

SPALDING, LINCS.

SOUTH HOLLAND D.C.
PLAN DEPT
10 JUN 1992
REF. S/16/92

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).

OWNERS

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.** You can use the notice at the bottom of the form to send to the owner. (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 M. E. Baker (Applicant/~~Agent~~) Date 18/5/92

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.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 M. E. Baker Applicant/~~Agent~~) Date 18/5/92

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09 | 0546 | 92

Date Registered 18 MAY 1992

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. 0406 34 435

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF FROSTLEY GATE,
HOLBEACH FEN, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

USE OF LAND FOR CAMPSITE FOR RECREATIONAL PURPOSES ONLY.
MAXIMUM NUMBER OF CARAVANS/TENTS - 9 No.
CURRENTLY CAMPING & CARAVANNING CLUB CERTIFICATED SITE.

Please complete

Signed J. Smith M. E. Baker

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of 110-00
If you consider no fee is payable include a written explanation instead.

Date 18TH MAY 1992

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 Certificate**

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 building(s)	
(ii) Alterations or extension	
(iii) Change of use	✓

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

N/A

sq. metres
metres
metres
metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

GRASSLAND - FORMERLY PART OF ARABLE FIELD

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: FROSTLEY GATE
Will there be —
Individual access(es) ✓
New estate road

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

ADEQUATE FOR EACH CAMP PITCH

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 of 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 — NO
D. Foul sewerage will be disposed of to:

Mains sewer | Cesspool ✓ | Septic tank

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NC	
The proposal is for industrial, warehousing, offices or shopping purposes	NC	→ 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.
Is this application related to a previous submission

→ Date:
Consultee(s):
→ Application No.:

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

Continue on separate sheet if necessary. PLEASE SEE COPY LETTER TO DIRECTOR OF ENVIRONMENTAL SERVICES 18/5/92 RE: DETAILS OF WORKS, ETC.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: DMC
date: 22/6

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals –

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

(Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer, Signed ..... / No ....

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No .... / Yes ....

Nil fees (not first Submission)

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

DPO authorised - [redacted] 26/7

Consent.

1 TL1

1
2 SC2 Before the additional pitches are brought into use details of proposed and/or existing landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs shall be submitted to and approved by the Local Planning Authority.

2 3 SC27 - (Implementation of planting)

3 4 SC6 No more than 9 caravans and/or tents shall be permitted on the site at any one time.

4 5 B22 - (Access and turning space to accord with application).

5 6 B12 - (Radii and width of access) ... 7.5 metres ... 4.5 metres.

Reasons

1 SC21

2 Standard

3 To prevent congestion at the site access and on the highways leading to it, in the interest of highway safety.

4 B21

5 B6

Note

7 1 SN9 -- (Section 106 Planning Obligation).

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... TL=

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4

Scale drawing ..... Highway S/W ..... Agric appraisal .....

22/6

[Indicate if other Regs]

Precise details, for non-standard direction: 1:2500 and 1:500 plans do not correspond in terms of the sites red line (at east and west copies enclosed). Please amend and return 4 copies each.

DMG 12/6 DR 15/6

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/~~unsatisfactory~~ Signed ....DMG.....

Further direction: Precise details

Amended description:

Reconsultations required - None.

Parish Council
Ward Members
Residents
Advertise
Other

New valid date ....25/6.....

Re-Registered .....

Ack/Reception ..Not already acknowledged

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ £110

Receipt Issued ..... No. F162

Date First Received 18 MAY 1992

REGISTRATION

REFERENCE 1409/0546/92

Cross-Ref .....

Date 19/5/92

VALIDATION Date 18/5/92

Type Full Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S63 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 1.6.92

Index Sheets 2115 OS Nos ..... Grid Ref 536000 190000

Ward Ilford Parish Ilford

Inside CBD No Inside C2 Area No

TR Rural ☐ C1 ☐
TR Bypass ☐ C3 ☐ Grade
Level crossing ☐ T20 ☐
Footpath ☐ Other:

Linked to site ..... Ref 6000 Linked to property ..... Ref .....

Planning Records:
Earlier apps 0545/90
1056/91
1363/90 SITE

3 Day Records:
Already submitted Ref .....
Requested .....

Papers completed .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/0546/92 Received:25-JUN-92 Type:FULL

Name: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Agent: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.
Location : Heron Cottage Frostley Gate
Holbeach Fen Spalding, Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the additional pitches are brought into use details of proposed and/or existing landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 No more than 9 caravans and/or tents shall be permitted on the site at any one time.

Reason: To prevent congestion at the site access and on the highways leading to it, in the interest of highway safety.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan

accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.5 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

28-JUL-93 AD check...AF 29/7.....

Authorised to issue (inc Delegation).....

BRIAN SMITH D[illegible] MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Con

Application no: H05/0546/92 Type: FULL

Applicant: Mr J Smith & Mrs M E Baker
Tel: 0406 34435

Agent: Mr J Smith & Mrs M E Baker
0406 34435

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.

Location: Heron Cottage
Frostley Gate
Holbeach Fen
Spalding, Lincs

Valid date:	10-JUN-92	Terminal date:	05-AUG-92
Target dates:		Target Committee:	24-JUN-92
To case officer	15-JUN-92	Report deadline:	10-JUN-92
Inspected by	20-JUN-92		
Extra contacts	25-JUN-92	Case Officer:	
Report if not clear by	15-JUL-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	12-JUN-92	26-JUN-92
Cllr B A Paul	0406 23100	12-JUN-92	26-JUN-92

L.C.C Obs Attached ja ok 23/6/92
~~Also take as 10/7/92~~
Owner/Occ, Frostley Gate, Hol Fen 26-JUN-92 10-JUL-92 (BY HAND)

SITE DETAILS

Grid ref: 536260 320320
OS Sheets: 245 Parcel:

BRIAN SMITH C ' MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0546/92

Applicant: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Agent: Mr J Smith & Mrs M E Bake
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.

Location: Heron Cottage
Frostley Gate
Holbeach Fen
Spalding, Lincs

Type: FULL

Date received: 18-MAY-92

23-JUN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
1:2500 and 1:500 plans still do not correspond in terms of the areas marked in red and blue (copies enclosed). Please amend and return 4 copies of each.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

575. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H16/0451/92 Broadgate Homes		Bungalow including detached single garage at Plot 7, Bramble Grange, Woolram Wygate, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/0482/92 Mr M Goulden & Ms V James		Extension to provide additional garage and utility at 5 Birchgrove, Spalding.

RESOLVED: In view of the particular characteristics of this site, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H11/0488/92 T Betts	O.A.	Four dwellings including details of means of access at rear of 116 London Road, Long Sutton.

RESOLVED: Subject to the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the former public house reverts to use as a dwellinghouse and to the applicant agreeing to delete from the application reference to a specific number of dwellings, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development contrary to his recommendation.

H09/0502/92 R Kirk	O.A.	Residential development (2 building plots) including details of means of access to rear of 29 Cranmore Lane, Holbeach.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services.

(Councillor C J T H Brewis requested that his vote against the above decision be recorded.)

H08/0479/92 Mortgage Services Ltd		Conversion of outbuildings to nine cottages with the construction of access routes and covered parking at Gosberton Manor Outbuildings, Westhorpe Road, Gosberton.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

PG H05/0546/92 Mr J Smith & Mrs M E Baker		Use of land for camp site for maximum number of nine caravans/tents for recreational purposes only, Heron Cottage, Frostley Gate, Holbeach Fen.

RESOLVED: Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the adjoining dwelling is always occupied by the owner of, manager of or an employee at the camp site, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation.

548. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H01/0560/92 Mr B M Ruck	O.A.	Residential building plot on part garden of 66 Barrier Bank, Cowbit.

(Pending a site inspection in order to assess the suitability of the development having regard to the size and characteristics of the site.)

H16/0596/92 Spalding Grammar School	4 classroom extension at Priory Road, Spalding.

(Pending a site inspection in order to assess the impact of the proposed development on neighbouring properties.)

(Councillor T Bray declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(Councillor J Goodley requested that his vote against the above decision be recorded.)

H23/0605/92 Mr & Mrs P Cadwell	O.A. Two dwellings including details of means of access at Roman Bank, Saracens Head.

(Pending a site inspection in order to assess the suitability of the site for the proposed development.)

H09/0613/92 Holbeach Parish Council	O.A. Changing rooms at Hallgate playing field, Holbeach.

(To enable the Director of Planning and Building Control Services and the Chairman of the Committee to discuss the proposed development with the applicants and the objectors.)

(Councillors N P Judge MBE, J R Pearl and T G M Tyler declared interests in the above application under the provisions of the National Code of Conduct, but remained in the meeting during consideration of the application and took part in the discussion and voting thereon.)

H09/0618/92 Mr M H Woodberry	Alterations and extension to single storey dwelling at Traveller's Rest, Joys Bank, Langary Gate Road, Holbeach St Johns.

(To enable the Director of Planning and Building Control Services to discuss the application further with the Lincolnshire County Council.)

(It was also agreed that the Director of Planning and Building Control Services discuss with the Lincolnshire County Council their responsibilities regarding the provision of Gypsy accommodation.)

H05/0546/92 Mr J Smith & Mrs M E Baker	Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only, Heron Cottage, Frostley Gate, Holbeach Fen.

(Pending a site inspection in order to assess the suitability of the site for the proposed development.)

APPLICATION REFERENCE: H05/0546/92 DATE RECEIVED: 10 June 1992

APPLICANT: Mr J Smith &
Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen
Spalding Lincs
PE12 8SR

AGENT: Mr J Smith &
Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen
Spalding Lincs
PE12 8SR

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: FULL

DESCRIPTION: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.

LOCATION: Heron Cottage, Frostley Gate, Holbeach Fen, Spalding.

Parish Council: No response.

County Highways: Request conditions.

Public Objections: Received from owners/occupiers of 1 Bloodfold Cottage summarised:

- Highway access to the property is not suitable for caravans because of their additional width and length.
- Main access to Frostley Gate is over the narrow bridge and the kerb has already been damaged.
- Frostley Gate a narrow country lane.
- Water pressure already low and increased demand would worsen this.
- Additional pitch's 6, 7, 8 and 9 will now make caravans and tents visible from the front of my property and there is no fence between the front boundaries.
- Affected by lack of privacy and noise.
- Possible litter problems in an agricultural sensitive area.
- Devaluation of property.
- Already 3 to 4 camping sites within a 10 mile radius of the property.

- Understand applicant has made further enquiries about availability of further land adjacent to the properties.
- Applicant not very co-operative.

Information from applicants - Summarised:

- On 1st March 1992 we were granted a Certificate for recreational campsite for up to 5 caravans, plus tents, by the Caravanning and Camping Club.
- Already planted approximately 200 leylandii and numerous other varieties of trees, willows and shrubs.
- Provided a vehicular access onto Frostley Gate.
- Provided individual camping pitches (approximately 10 metres wide) screened with conifers, trees and shrubs.
- Provided a 6 feet high close-boarded fence between adjoining property following complaints.
- Provided facilities.
- To date we have spent approximately £3000 developing our site.

PLANNING POLICIES/DOE ADVICE

Outside IBD.

Structure Plan Policy 77 - Planning permission will normally be forthcoming for the development of transit and touring caravanning and camping facilities for short stays on appropriate sites.

PLANNING ISSUES

1 The determining issue in this particular case is whether the proposal is acceptable on policy grounds, having regard to such matters as visual amenity, use of agricultural land, traffic implications, etc.

2 The site is currently in use under the GDO/Site Licencing Exemptions that are given to touring and camping activities. However the applicants now propose to increase the number of pitches from 5 to a maximum of 9, for which planning permission is required.

3 The site is located in open countryside, but a dwelling is located immediately to the west (the objector) and also a mobile home further to the north.

CONCLUSIONS

1 The site is already established so it cannot be argued that it would lead to the loss of agricultural land.

2 Although the site is presently rather exposed, the applicants have already implemented a landscaping scheme and this would soften the effect of the development upon the landscape. Before any grant of planning permission however, it is considered that the applicants should submit a scheme showing the landscaping that has already been carried out and also that proposed (if necessary).

3 The County Highways Authority have no objection to the proposal in principle, subject to conditions requiring improvements to the vehicular access and also turning facilities within the site.

4 It is my opinion that the scale of the development is such that it would not materially affect the residential amenity of

neighbouring property immediately to the west.

5 I have considered the representations received.; however, it is my opinion that they are not of sufficient magnitude as to justify a refusal of planning permission in this instance.

RECOMMENDATION - Grant permission

1 Before the additional pitches are brought into use details of proposed and/or existing landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs shall be submitted to and approved by the Local Planning Authority.

2 SC27 - (Implementation of planting)

3 No more than 9 caravans and/or tents shall be permitted on the site at any one time.

4 B22 - (Access and turning space to accord with application).

5 B12 - (Radii and width of access) ... 7.5 metres ... 4.5 metres.

Reasons

1 SC21

2 Standard

3 To prevent congestion at the site access and on the highways leading to it, in the interest of highway safety.

4 B21

5 B6

"Heron Cottage",
Frostley Gate,
Holbeach Fen,
Spalding, Lincs.
PE12 8SR.

15th August, 1992.

Your Ref: DMG/JJ H05/0546/92

For the attention of Mr. D. Gedney.

Dear Sir,

Application H05/0546/92.

Thank you for your letter of the 11th August, 1992 regarding the above application and we confirm that we are happy to enter into a Section 106 Planning Obligation as detailed in your letter.

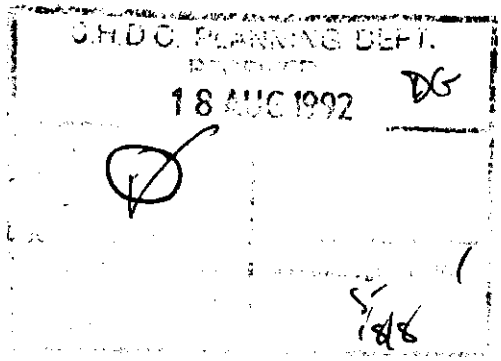
Please note that "Heron Cottage" and the application site are both currently in the ownership of John Smith.

I look forward to receiving the necessary agreement.

Yours faithfully,

J. Smith.

N. Midlen,
Principal Planning Officer-Development Control,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING, Lincs.
PE11 2XE.



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: G. SMITH
PLANNING AND BUILDING CONTROL SERVICES
REF: GS/JH
H05/546/92

TO: P. CLEGHORN
ADMINISTRATION DEPT.
REF:

DATE: 25th August 1992

SUBJECT: MR. J. SMITH AND MRS. M. E. BAKER
USE OF LAND FOR CAMPSITE FOR MAX. NUMBER OF
9 CARAVANS/TENTS FOR RECREATIONAL PURPOSES
ONLY, HERON COTTAGE, FROSTLEY GATE, HOLBEACH FEN.

Further to my earlier memo dated 10th August 1992, confirmation has now been received that the applicants are willing to enter into the above Planning Obligation. A copy of the letter of confirmation is attached.

G. Smith
Planning and Building Control Services

ENC.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H05/0546/92

Your Ref:

Date: 10 Aug 1992

**H05/0546/92 - MR J SMITH AND MRS M E BAKER,
USE OF LAND FOR CAMPSITE FOR MAXIMUM NUMBER OF NINE
CARAVANS/TENTS FOR RECREATIONAL PURPOSES ONLY,
HERON COTTAGE, FROSTLEY GATE, HOLBEACH FEN.**

It was resolved at the Plans Sub-Committee of 27th July, 1992 that the above be authorised subject to the applicants first entering into a Planning Obligation under the provisions of Section 106, to ensure that the adjoining dwelling is always occupied by the owner of, manager of or an employee at the camp site.

In order that you may prepare the necessary documentation please find enclosed:-

i) Six 1:2500 site location plans with the curtilage of the site edged red with the surrounding land edged blue.

ii) A copy of the planning application form.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

Mr J Smith &
Mrs M E Baker,
'Heron Cottage',
Frostley Gate,
Holbeach Fen,
Spalding,
Lincs.
PE12 8SR.

Mr D Gedney

DMG/JJ H05/0546/92

11 Aug 1992

Dear Sir and Madam,

H05/0546/92 - USE OF LAND FOR CAMPSITE FOR MAXIMUM NUMBER OF NINE CARAVANS/TENTS FOR RECREATIONAL PURPOSES ONLY.

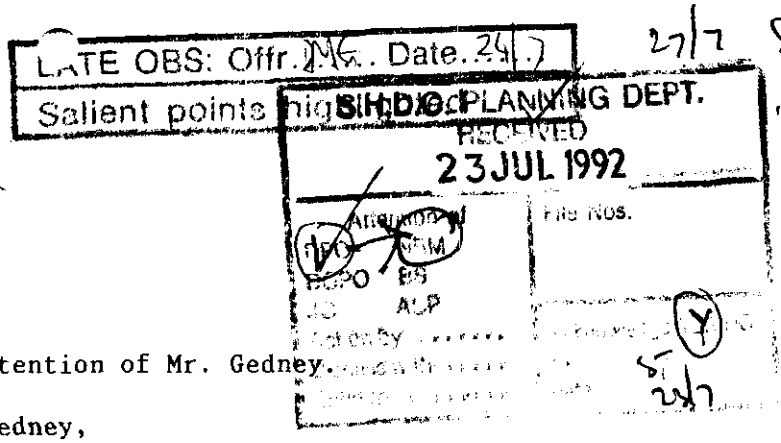
It was resolved at the Plans Sub-Committee of 27th July, 1992 that the above be authorised subject to the applicants first entering into a Section 106 Planning Obligation, to ensure that the adjoining dwelling is always occupied by the owner of, manager of or an employee at the camp site.

If you are agreeable to this, I will be pleased if you could notify me to this effect as soon as possible.

I look forward to your response in due course.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control



27/7 Sub-Ctee

"Heron Cottage",
Frostley Gate,
Holbeach Fen,
Spalding, Lincs.
PE12 8SR.

21st July, 1992.

For the attention of Mr. Gedney.

Dear Mr. Gedney,

Application No. H09/0546/92.

We have today read with dismay a report in the Lincolnshire Free Press regarding our application for planning permission for a campsite for recreational purposes only.

With regard to the report, we have the following comments to make to the Planning Committee :-

A) Objection by Mrs. Pauline Palmer, Bloodfold Cottage.

1. Following complaints that Mrs. Palmer did not wish to see caravans from her property we erected a boarded fence to the side of her drive at a cost of £350.
2. Mrs. Palmer does not actually reside at "Bloodfold Cottage" but lives in Eastbourne and has for several years used the cottage as a "holiday home" only visiting at weekends, once a month on average.
3. Mrs. Palmer actually lets the property as a "holiday cottage" during the Summer period. (Only recently did we have "holidaymakers" next door).
4. Our campsite cannot be seen from Mrs. Palmer's property. We did consider erecting a fence between the front boundaries but the site is already adequately screened with several large trees and shrubs during the Summer camping period.
5. Frostley Gate is currently used by many large lorries collecting flowers, etc. from businesses in the lane and access has never been a problem.
6. We must also point out that an area of land (approx. 180 sq. yds.) adjoining our campsite is not in our ownership and belongs to Mrs. Palmer. We have complained to Mrs. Palmer on several occasions over the past two years and she has refused to tidy the area. Last year we measured nettles and thistles some four feet high. We enclose a recent photograph of Mrs. Palmer's "wilderness". Where are the "eyesores" in Frostley Gate? - certainly not at "Heron Cottage Campsite".

B) Objection from Mr. Bert Riley and others.

1. Mr. Riley lives approximately a quarter of a mile from our campsite and cannot actually see any caravans/tents from his property. We must ask the Planning Committee to inspect our campsite very carefully and then visit "St. David's Nursery" (first down the lane on the left) - Need we say more!!
2. With regard to his comment that there are already adequate campsites in the area, we are not aware of any similar riverside sites on the Little Holland Drain which is a very popular local fishery.
3. When we purchased the land adjoining Heron Cottage we were under no obligation to disclose what useage we intended for the site.
4. With regard to low water pressure, our campsite has one half-inch tap which will use very little water compared to the vast quantities used by horticultural users in Frostley Gate.

As the Planning Committee are aware "Heron Cottage Campsite" is already a Certificated Site issued by The Camping and Caravanning Club (Certificate No. 131/042) and was inspected and passed by the Clubs inspector earlier this year.

We would say in support of our application we have already spent a considerable amount of money and many many hours in order to get the site ready for the 1992 Season. Our cottage overlooks the campsite and will be maintained to a very high standard and closely supervised at all times. The site has very good security lighting to all pitches during non-daylight hours.

Yours faithfully,

John Smith.

Monica Baker.

Brian Smith, Esq., Dip TP MRTPI,
Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING, Lincs.
PE11 2XE.

THE CAMPING AND CARAVANNING CLUB

(Limited by Guarantee)

GREENFIELDS HOUSE, WESTWOOD WAY, COVENTRY, CV4 8JH
Telephone: 0203 694995

This Certificate, No. 131/042 , is issued by The Camping and Caravanning Club Ltd, under Paragraph 5 of the First Schedule of the Caravan Sites and Control of Development Act 1960 to Mr J. Smith and approves of the use of land at:-

Heron Cottage Campsite
Frostley Gate
Holbeach Fen
Holbeach
Lincs

as a Caravan Site for RECREATIONAL PURPOSES by The Camping and Caravanning Club Members until 28. Feb 1993 , without a licence; providing that:-

(a) Not more that FIVE caravans are stationed on the land at any one time.

(b) Each caravan is OCCUPIED by a CLUB MEMBER, or their families, every night whilst on site.

Note also:-

(c) No caravan may stay more than 28 consecutive days.

(d) Only Club Members may be accommodated. Every member should have a Club Membership card valid for the current year.

(e) Sub-letting of caravans is not permitted.

(f) A continuous review of standards takes place, including a biennial inspection.

(g) This certificate <u>does not</u> legalise the storage of unoccupied caravans.

Subject to compliance with the above, this Certificate will usually be renewed annually on 1st March.

(C. SMITH)
Director General

"HERON COTTAGE CAMPSITE"

FROSTLEY GATE

HOLBEACH FEN

HOLBEACH, LINCOLNSHIRE

A Small Select Riverside Family Campsite approximately three miles from Holbeach just off the B1165 road from Spalding to Sutton St. James. (Map reference 131/363204).

Facilities include good angling in the Little Holland Drain which adjoins the site. Holbeach & District Angling Permits on sale at Site (£4.00 week/£1.50 day).

Chemical toilet disposal point, mains tap, use of good W.C. Barbecue Area with two large picnic benches on Riverside.

The Site has good security lighting during non daylight hours.

Use of Summerhouse and Patio Area.

1992 Opening dates - Easter to 30th September. Pitches to be vacated by 5 p.m. Advance bookings can be made by telephone at any time: 0406 34 435.

Charges - £2.50 per night per unit.

The village of Sutton St. James (five minutes drive) has a good Spar Grocers Shop (with off-licence) and is open from 8 a.m. to 8 p.m.

The site is an ideal base for visiting Lincolnshire and North Norfolk.

Attractions include:

Holbeach (10 minutes drive) - Small Market Town
Long Sutton (10 minutes) - Famous butterfly park/birds of prey display.
Spalding (15 minutes) - Annual Flower Parade in May.
Peterborough (30 minutes) - Excellent shopping at Queensgate and Rivergate Centres
Boston (25 minutes) - Historic Market Town with famous "Stump".
Wisbeach (20 minutes) - Good Market - worth a visit.
Kings Lynn (25 minutes) - Good Shopping Centre - Speedway Stadium/Port.
Sandringham (45 minutes) - Many will want a visit here!
R.A.F. Coningsby (40 minutes) - Home of the Battle of Britain Memorial Flight.
Woodhall Spa (45 minutes) - Jubilee Park with outdoor swimming and bowls.
Hunstanton (50 minutes) - Lovely clean Seaside town - again worth a visit.
Lincoln (one hour) - Cathedral City well worth a visit.

How to find us - From Spalding take A151 road to Holbeach - at traffic lights in Holbeach turn right on B1166 road to Crowland/Peterborough - after three miles turn left onto B1165 road to Sutton St. James. The site 7/10ths a mile down the road on the left hand side (signposted "Frostley Gate").

Kind
please investigate

22 June 1992

SOUTH HOLLAND DISTRICT COUNCIL
Planning Committee
Priory Road
Spalding
Lincs

Dear Sirs

We the undersigned are totally opposed to the planning application of Mr J Smith and Mrs M E Baker to the development of a caravan site at Heron Cottage, Frostley Gate, Holbeach, the points in main are:

1 Agriculture land taken out of agriculture use without planning permission.

2 Development in open countryside with an influx of people with no knowledge or smypathetic leaning to agriculture or horticulture activities.

3 Lowering of water pressure, which is low and has been for the last five years, bearing in mind approx. 25 acres is laid to pasture and one farm unit keeps pigs, others horses, sheep and cows, which require constant water supply, of reasonable pressure.

4 Furthering to the point of water, there is over 50,000 sq ft of protected cropping area, i.e. glasshouses and polythene tunnels with irrigated areas of intense cropping out side.

5 There are temporary caravan sites at Fleet, Gedney Broadgate, 2 at Sutton St. James, Sutton St Edmonds and Tydd St. Mary's, at which surly be adequate for the area.

6 When Smith and Baker brought the additional land to Heron Cottage they didn't declare to the seller their intention of development, it was just to expand their small garden.

7 Also, the new garage just completed is no ordinary garage, it has been constructed with cavity insulated walls and double glazing with anticipation for change or part change of use pending development of a larger caravan site.

8 As Mr J Smith has shown interest in purchasing other agriculture land in Frostley Gate.

9 Heron Cottage, was formerly known as No 2 Bloodfold Farm Cottages.

10 The present owner of No 1 Bloodfold Farm Cottages feels any further development will reduce the value of their property and loss of privacy and tranquillity.

While the remainder of us feel it is an unnecessary eye sore in our midst and respectfully ask the Planning Committee to reject the Smith and Baker applications.

Yours faithfully

23.7.92 - Inspected. There is no evidence to suggest that this is anything other than a double garage. Applicant has installed 2 double glazed windows as he was offered them cheap - second hand. He intends to use garage for his car, collapsable caravan, Lawn mowers etc. KBrown.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pric ad, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Con

Application no: H05/0546/92 Type: FULL

Applicant: Mr J Smith & Mrs M E Baker
Tel: 0406 34435

Agent: Mr J Smith & Mrs M E Baker
0406 34435

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.

Location: Heron Cottage
Frostley Gate
Holbeach Fen
Spalding, Lincs

Valid date:	10-JUN-92	Terminal date:	05-AUG-92
Target dates:		Target Committee:	24-JUN-92
To case officer	15-JUN-92	Report deadline:	10-JUN-92
Inspected by	20-JUN-92		
Extra contacts	25-JUN-92	Case Officer:	
Report if not clear by	15-JUL-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	12-JUN-92	26-JUN-92
Cllr B A Paul	0406 23100	12-JUN-92	26-JUN-92

L.C.C Obs ~~Attached~~ pc 25/6/92
~~please take as letter~~

Owner/Occ, Frostley Gate, Hol Fen 26-JUN-92 10-JUL-92 (BY HAND)

SITE DETAILS

Grid ref: 536260 320320
OS Sheets: 245 Parcel:

petition leader.

OBJECTION

MR B & MRS V RILEY
ST DAVID'S NURSERY
FROSTLEY GATE
FLEET FEN
HOLBEACH

B. S. Riley
V. C. Riley

MR A & MRS J FOWLER
FROSTLEY GATE
HOLBEACH

A. Fowler
J. Fowler.

LATE OBS: Offr. Date. 14.7.
Salient points highlighted

MR & MRS TURNER
RAVENSCROFT
FROSTLEY GATE
HOLBEACH

MR & MRS P HORSEFIELD
FROSTLEY GATE NURSERY
FROSTLEY GATE
HOLBEACH

BLOODFOLD FARM
RAVENSBANK
HOLBEACH

V STARR
NEALSGATE
FLEET FEN

MR & MRS WOODHOUSE
RAVENS WONDER
NEALSGATE
FLEET FEN

546/92

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JUL 1992

22 June 1992

SOUTH HOLLAND DISTRICT COUNCIL
Planning Committee
Priory Road
Spalding
Lincs

Dear Sirs

We the undersigned are totally opposed to the planning application of Mr J Smith and Mrs M E Baker to the development of a caravan site at Heron Cottage, Frostley Gate, Holbeach, the points in main are:

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2 Development in open countryside with an influx of people with no knowledge or smypathetic leaning to agriculture or horticulture activities.

3 Lowering of water pressure, which is low and has been for the last five years, bearing in mind approx. 25 acres is laid to pasture and one farm unit keeps pigs, others horses, sheep and cows, which require constant water supply, of reasonable pressure.

4 Furthering to the point of water, there is over 50,000 sq ft of protected cropping area, i.e. glasshouses and polythene tunnels with irrigated areas of intense cropping out side.

5 There are temporary caravan sites at Fleet, Gedney Broadgate, 2 at Sutton St. James, Sutton St Edmonds and Tydd St. Mary's, at which surly be adequate for the area.

6 When Smith and Baker brought the additional land to Heron Cottage they didn't declare to the seller their intention of development, it was just to expand their small garden.

7 Also, the new garage just completed is no ordinary garage, it has been constructed with cavity insulated walls and double glazing with anticipation for change or part change of use pending development of a larger caravan site.

8 As Mr J Smith has shown interest in purchasing other agriculture land in Frostley Gate.

9 Heron Cottage, was formerly known as No 2 Bloodfold Farm Cottages.

10 The present owner of No 1 Bloodfold Farm Cottages feels any further development will reduce the value of their property and loss of privacy and tranquillity.

While the remainder of us feel it is an unnecessary eye sore in our midst and respectfully ask the Planning Committee to reject the Smith and Baker applications.

Yours faithfully

LATE OBS: Off WAG Date 11.7.92
Submit paper to Head of Team

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUL 1992 DG
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos. 14/7 Chee
Acknowledge YES/NO
by
date

NRA
National Rivers Authority
Anglian Region

7 July 1992

Our ref.GT/92/1/SH/0176

Dear Sir

PLANNING APPLICATION NO. H05/0546/92
PROPOSED USE OF LAND AS A CARAVAN AND CAMPING SITE AT
LAND OFF FROSTLEY GATE, HOLBEACH FEN, BY MESSRS SMITH & BAKER.

With regard to the above-mentioned application received on 26 June 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

All foul drainage from the development shall be connected to a sealed watertight cesspool designed and constructed to the satisfaction of the local planning authority.

The applicant must ensure that there is no discharge of effluent to any watercourse or surface water sewer.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

VJC

ROGER HYDE
Regional General Manager

Aquc House
Horvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

2 June 1992

SOUTH HOLLAND DISTRICT COUNCIL
Planning Committee
Priory Road
Spalding
Lincs

Dear Sirs

We the undersigned are totally opposed to the planning application of Mr J Smith and Mrs M E Baker to the development of a caravan site at Heron Cottage, Frostley Gate, Holbeach, the points in main are:

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Yours faithfully

MR B & MRS V RILEY
ST DAVID'S NURSERY
FROSTLEY GATE
FLEET FEN
HOLBEACH

MR A & MRS J FOWLER
FROSTLEY GATE
HOLBEACH

MR & MRS TURNER
RAVENSCROFT
FROSTLEY GATE
HOLBEACH

MR & MRS P HORSEFIELD
FROSTLEY GATE NURSERY
FROSTLEY GATE
HOLBEACH

BLOODFOLD FARM
RAVENSBANK
HOLBEACH

BRIAN . ...TH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

Revalidate see sheet plan

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0546/92

Applicant: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Agent: Mr J Smith & Mrs M E Bake
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.

Location: Heron Cottage
Frostley Gate
Holbeach Fen
Spalding, Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
25 JUN 1992
REF.....

Type: FULL

Date received: 18-MAY-92

23-JUN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
1:2500 and 1:500 plans still do not correspond in terms of the areas marked in red and blue (copies enclosed). Please amend and return 4 copies of each.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully
D M Gedney
Principal Planning Officer

PLEASE FIND ENCLOSED 4 No. 1:2500 SITE PLANS NOW CORRESPONDING TO BLOCK PLAN (1:500) (WHICH ARE CORRECT) — THEREFORE, I AM RETURNING THE ONE SENT BACK TO ME AND IT WILL NOT BE NECESSARY TO RESUBMIT THESE.
J Smith 24/6/92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/0546/92.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	6	2	2	0	3

2. Address or location

Heron Cottage, Frostley Gate, Horbeach Fen

3. Name, classification and number of road

UC

4. Date application referred 18-6-92

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Use of Land for Camping for max of 9 Caravans / Tents.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

~~d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date: 25-6-92 Signed: Emerson CK
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) No more than 9 caravans and or tents (in total) shall be ~~stored~~ permitted on the site at any one time

(2) B22.

(3) B12 ---- 7.5m -- 4.5m.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) To prevent congestion at the site access and on the highways leading to it, in the interests of highway safety.

(2) B21

(3) B6.

Note:— use continuation sheet(s) as necessary.

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JUN 1992
DG
Attention of
DPO
DOPO
JC ACP
Action by
File Nos.

1, Bloodfold Cottage,
Frostley Gate,
Holbeach Fen,
HOLBEACH,
LINCS,

18/6/92

Ref Planning Application No: H05/0546/92.

Dear Mr D. Gedney.

re: Heron Cottage, Frostley Gate, Holbeach Fen
Spalding, Proposed Camp Site.

It has come to my attention that a planning application has been applied for by Mr J. Smith and Mrs M.E. Baker for a 9 site caravan site. Originally, we understood that the additional land now adjoining to the above property was purchased to enable a garage to be built and additional garden/conservation area. It would now appear that this area is to be used for commercial purposes as a campsite. A letter was sent to Mrs Caughey on the 9th January voicing our objection to the site but as it was to be originally on a five site basis we were informed no planning permission was required.

However, as it is to be now extended to a nine site caravan site I set out my reasons for objecting to further development as follows:

a) The highway access to the property is not suitable for caravans because of their additional width and length, in addition to the fact that the main access to Frostley Gate is over the narrow bridge from the main Wisbech to Spalding B1166 road. Evidence of the narrowness to this exit and entrance can be seen from the damaged Kerb stones caused by larger vehicles which at present try to negotiate this bridge. Apart from this, Frostley Gate is only a narrow country lane which at times is made even more narrow by the parked vehicles of people fishing along the bank (although I have not the least objection to the fishermen)

b) There is also the question of domestic water supply to the area which would have the additional demand from the proposed site. Even now at times the water pressure can be low and the increased demand would worsen this.

c) The addition of pitches 6, 7, 8 and 9 will now make caravans and tents visible from the front part of my property and there is no fence between the front boundaries only shrubs.

d) Inevitably my privacy would be affected by noise and the change of enviroment by the use of the land being changed from domestic to commercial use. There could also arise the problem of litter in an agricultrually sensitive area especially as there seems to be a picnic area laid out on the site.

There is also the question of the devaluation of the market price of my property as it would be less desirable now in the event of me selling, This now been confirmed by a leading estate agent in the area and I have all ready started to take legal advice on compensation on this matter.

I would also point out that there are already three to four camping/caravan sites within a ten mile radius of the property tending to question the need for a further site in the area.

Finally, could you confirm what restrictions will apply for further expansion to the caravan site as I believe that Mr Smith

has made enquiries about availability of further land adjacent to the properties

I would appreciate the date of the Planning Commitee Meeting which the application is to be decided at as I would like to attend or send a representative.

I would also like to mention I have spoken to Mr Smith who was most un-operative in his attitude, his response being quote "It is none of your business"

Having done as you suggested and tried to discuss the situation with my neighbours to no avail, I have no alternative but to write this letter to you.

Yours Sincerely.

P. Palmer

Mrs P. Palmer.

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992

Attention of: DPO NRM DDPO RS JC ACP
File Nos.
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/546/92/JAM **Your Ref.**

Date 11 June 1992

Dear Sir,

FULL PLANNING APPLICATION - CAMPSITE (9 MAX)
FROSTLEY GATE, HOLBEACH FEN

Thank you for the block plan of your above proposed project regarding which I have the following observations to make.

You will be aware from past correspondence that the Little South Holland Drain is a Board's watercourse to which the Board's Byelaws as summarised on the enclosed standard conditions apply.

With reference to the recent meeting on site with my assistant Mr. Staines I am pleased to confirm that recent works undertaken comprising the erection of fencing and an Owl Nest Box pole together with shrub and conifer planting conform with the agreement with my Board relating to the relaxation of the Byelaws granted last year.

Your current project would only seem to affect my Board's interests with regard to plots 8 & 9 which I note are to be utilised by tents and trailer tents only. I do not anticipate that these would prejudice my Board's interests and on that basis I shall raise no objection to the proposal as detailed in your block plan.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ekey

ENGINEER TO THE BOARD

Mr. J. Smith,
Heron Cottage,
Frostley Gate,
Holbeach Fen,
Spalding,
Lincs. PE12 8SR

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0546/92

Applicant: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Agent: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.

Location: Heron Cottage
Frostley Gate
Holbeach Fen
Spalding, Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
10 JUN 1992
REF.....

Type: FULL

Date received: 18-MAY-92

02-JUN-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The attached plans are not to scale therefore four 1:500 scale block plans are required as requested on 19th May 1992.
The block plans also need to correspond with the areas edged red and blue on the attached site location plans.

Please return the additional copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0546/92

Applicant: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Agent: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.

Location: Heron Cottage
Frostley Gate
Holbeach Fen
Spalding, Lincs

Type: FULL

Date received: 18-MAY-92

29 MAY 1992.

19-MAY-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The enclosed form needs to be completed where marked. ✓
Four 1:500 scale block plans showing the proposed nine spaces for tents/ caravans and the position of any other buildings within the application site. The site needs to be edged red to correspond with that shown on the site location plan. Any adjoining land in the applicant's ownership needs to be edged blue on the attached site location plan.
Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A. Maxwell

Principal Administrative Officer

Heron Cottage,
Frostley Gate,
Holbeach Fen,
Spalding,
Lincs.
PE12 8SR.

18th May, 1992.

Your Ref: GAD/SS/C.

For the attention of Mr. G. A. Dawson.

Dear Mr. Dawson,

Re: Heron Cottage Campsite.

Thank you for your letter of the 11th May, 1992 and I give below details of our proposals regarding our Campsite.

On the 1st March 1992 we were granted a Certificate for a Recreational Campsite for up to five caravans, plus tents, by the Caravanning and Camping Club following an inspection by one of their inspectors.

Since our discussion at your office last November we have carried out the following works :-

1. Planted approx. 200 No. leylandii (golden and green), numerous other varieties of trees, willows and shrubs as suggested by your Council to the Camping Club.

2. Provided a vehicular access on Frostley Gate together with driveway to campsite.

3. Provided individual camping pitches (approx. 10 metres wide) screened with conifers, trees and shrubs.

4. Provided a 6' high boarded fence between adjoining property following complaints that neighbours did not wish to see caravans on campsite from their property.

5. Instal outside tap for use of campers.

6. Provide outside W.C. (in good condition) for use of campers.

7. Within next two weeks, provide a new chemical disposal point (in accordance with Camping Club specification) (currently with builder).

8. Provide a Summerhouse with table and Chairs, etc. for use of campers.

9. Provide 2 No. large tables with bench seating for use on the site.

To date we have spent approximately £3,000 developing our site and it is our intention to maintain the campsite to a high standard. This is for two reasons, firstly, because our Cottage overlooks the site and, secondly, because we have to make the site attractive in order to attract customers. We have already had club members from Southhampton and York and they both remarked how much they enjoyed their stay.

I am today applying to your Council for full planning permission for up to nine units and have submitted a copy of this letter in support of my application.

Yours sincerely,

J. Smith.

The Director of Environmental Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING, Lincs.
PE11 2XE.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding.
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0546/92

Applicant: Mr J Smith & Mrs M E Baker
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Agent: Mr J Smith & Mrs M E Bake
Heron Cottage
Frostley Gate
Holbeach Fen, Spalding
Lincs, PE12 8SR

Description: Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only.
Location: Heron Cottage Frostley Gate
Holbeach Fen Spalding, Lincs

Type: FULL

10-AUG-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs V Riley
(Petition Leader)
St Davids Nursery
Frostley Gate
Fleet Fen, Holbeach

Mrs P Palmer
1 Bloodfield Cottage
Frostley Gate
Holbeach Fen,
Holbeach, Lincs.

Mr & Mrs Fowler
Frostley Gate
Holbeach Fen
Spalding
Lincs PE12 8SR.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: The Director of Administration

To: Director of Planning & Building Control Services

Our Ref: JMB/JF/LDS/PL.625

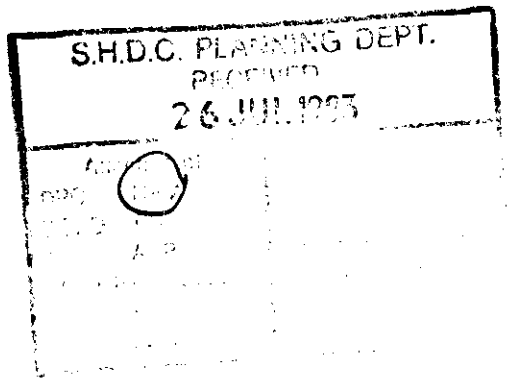
Your Ref: GS/JH

Date: 23rd July 1993

SUBJECT: PLANNING APPLICATION NO. H05/0546/92 - USE OF LAND FOR CAMPSITE, FROSTLEY GATE, HOLBEACH FEN (SMITH)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

JOHN SMITH

and

BRADFORD AND BINGLEY BUILDING SOCIETY

re

the use of land at Frostley Gate,
Holbeach Fen as a campsite

I hereby certify that this is a true copy
of the deed relating to land at
Frostley Gate, Holbeach Fen

.....
Director of Administration

THIS DEED is made the 23rd day of July One thousand nine hundred and ninety-three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and JOHN SMITH of Heron Cottage Frostley Gate Holbeach Fen in the County of Lincoln (hereinafter called "the Owner") of the second part and the BRADFORD AND BINGLEY BUILDING SOCIETY whose registered office is situate at PO Box 88 Crossflatts Bingley West Yorkshire (hereinafter called "the Building Society") of the third part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

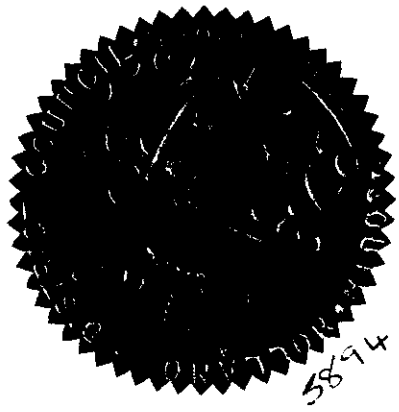
(2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land and of the land edged blue on the plan attached hereto subject to a mortgage dated the twenty third day of March one thousand nine hundred and ninety two in favour of the Building Society

(3) The Owner has by application dated the eighteenth day of May one thousand nine hundred and ninety two applied to the Council for planning permission for use of the Land as a camp site for a maximum number of nine caravans/tents for recreational purposes only in accordance with the plans and particulars suplied therewith under planning reference HO5/0546/92 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

THE COMMON SEAL of THE SOUTH)
HOLLAND DISTRICT COUNCIL was)
hereunto affixed in the presence of)



A MEMBER OF THE COUNCIL

Director of Administration

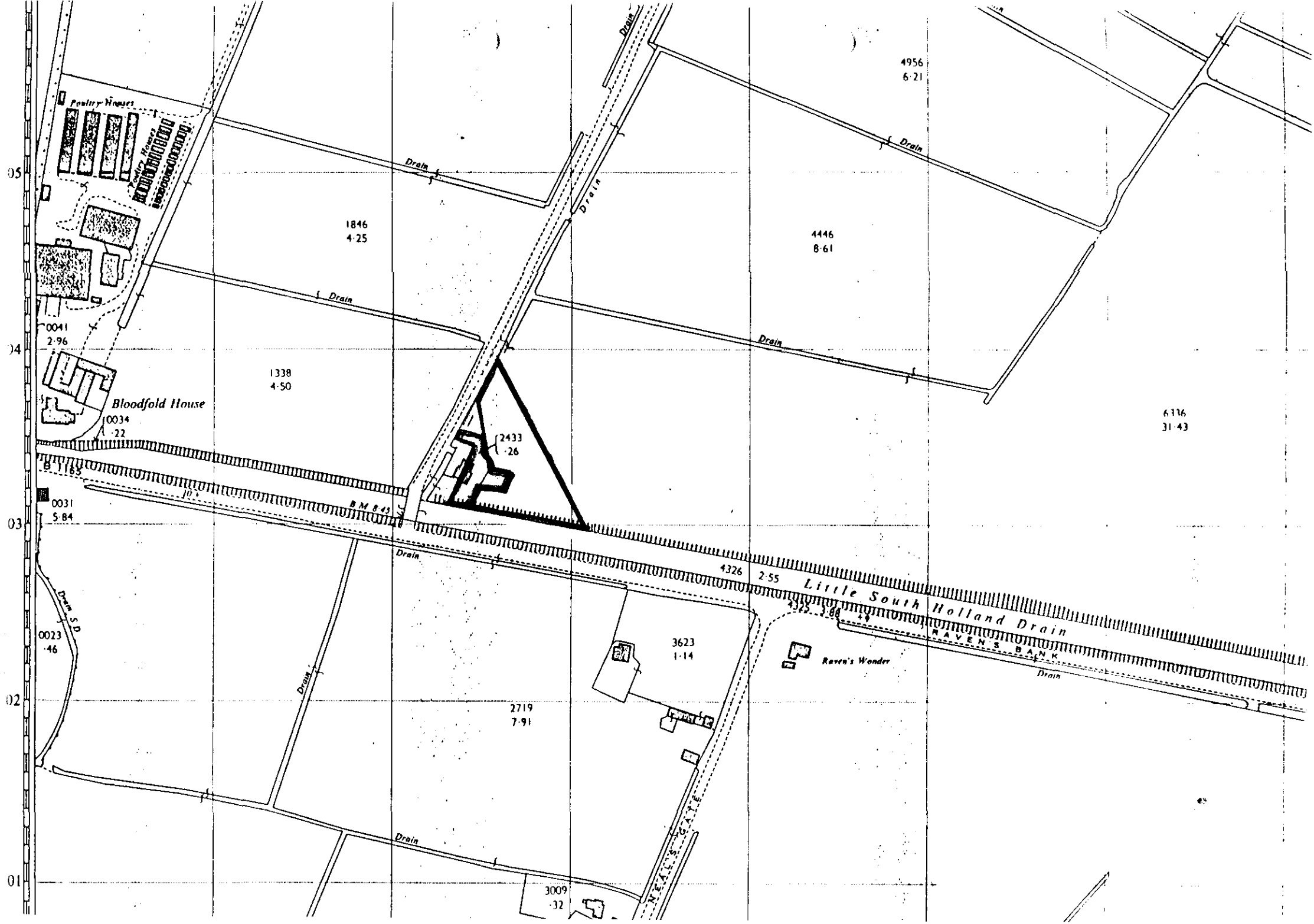
SIGNED AS A DEED by the said
JOHN SMITH
in the presence of:-

Witness

Address

Occupation

SIGNED AS A DEED AND DELIVERED
by
as the Attorney and on behalf
of Bradford and Bingley Building
Society in the presence of:-


Poultry House
Poultry House
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Drain
1846
4·25
4446
8·61
4956
6·21
0041
2·96
1338
4·50
Bloodfold House
0034
·22
2433
·26
6336
31·43
B 1165
0031
5·84
B.M. 8.43
4326
2·55
Little South Holland Drain
RAVENS BANK
Drain S.D.
0023
·46
3623
1·14
Raven's Wonder
2719
7·91
Drain
Drain
NEALS GATE
3009
·32
05
04
03
02
01