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Hennock International Ltd
5 The Dales
Nettleham
Lincs
LN2 2SA

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H06-0127-17 **Date of Decision:** 26th April 2017

Applicant: J E Piccaver and Co
Norfolk House Farm
Gedney Marsh
Spalding
Lincs
PE12 9PB

Location: Onslow Farm Onslow Lane Gedney Drove End Spalding Lincs

Description: Additions to living quarters, plus toilet and shower facilities and extended/improved kitchen facilities for seasonal workers, split into 2 distinct stages:
1) Immediate term arrangements for the 2017 season, placing up to 9 temporary caravans at the South of the site, with enhancement to the sewerage system to accommodate increased volumes;
2) Longer term arrangements to replace 4 of the existing 5 berth cabins with 1 x 26 double berth cabin. In addition, to replace and extend the shower, wash and toilet facilities and increase kitchen areas.

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

1 At the expiration of a period of 3 years from the date of this permission all cabins, caravans and modular structures indicated on dwg. no. JEP-007-07, plus any ancillary structures, shall be removed and the site reinstated to its former use.

Reason: Permission has been granted on grounds of an essential agricultural need. Also, the cabins, caravans and modular structures are of a temporary nature and by reason of their materials may become dilapidated and cause injury to the amenities of the locality. A temporary permission enables the Local Planning Authority to review the situation with

regard to these factors.
This Condition is imposed in accordance with Policy HS14 of the South Holland Local Plan 2006.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:2500 Location Plan;
Dwg. nos. JEP-007-04, JEP-007-07 and JEP-007-09;
Dwg. nos. CAL.01115-1, CAL.01115-2, CAL.01115-2b, CAL.01115-3, CAL.01115-3b (Modular Kitchen) and CAL.01115-3b (Modular WC);
Planning Support Statement (Ref. JEP-007-06);
Details of Klargester BioDisc BE-BL from Kingspan Environmental.

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

3 The residential cabins/caravans upon the site shall only be occupied by seasonal workers employed in farming operations on land in the control of the applicants and/or land which is subject to the Joint Farming Agreement with Worth Farms Ltd. No worker(s) shall occupy one or more cabin or caravan on site for a period in excess of six months in any year. The applicant shall maintain occupancy records of the cabins and caravans, which shall be made available for inspection by the Local Planning Authority at any time.

Reason: To prevent the site being used as permanent unrestricted residential accommodation.
This Condition is imposed in accordance with Policy HS14 of the South Holland Local Plan 2006 and advice within the National Planning Policy Framework, 2012.

4 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment accompanying planning application H06-0576-13, particularly the "Flood Action Plan" prepared by Jepco Group. The cabins, caravans and other modular structures shall be securely fastened to the ground at all times.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

5 No cabin or caravan on site shall be occupied between 1 November and 14 March.

Reason: To define the terms of the permission and to reduce the impact of flooding.
This condition is imposed in accordance with Policy HS14 of the South Holland Local Plan, 2006 and advice within Section 10 of the National Planning Policy Framework, 2012

6 Foul water shall be disposed of to the Klargester Biodisc system on site. The additional caravans and/or new residential cabin shown on dwg. no. JEP-007-07 shall not be brought into use until the additional Klargester Biodisc unit has been fully installed in accordance with the approved details.

Reason: To ensure that satisfactory foul water drainage facilities are provided on site and to prevent pollution, in the interest of the amenities of occupiers of the cabins/caravans and also the amenities of the locality.

This Condition is imposed in accordance with Policies SG12 and SG13 of the South Holland Local Plan 2006.

7 The new residential cabin shall not be occupied until the four existing cabins have been removed and the new toilet/shower block and kitchen extension installed in accordance with the approved details.

Reason: To define the terms of the permission and to ensure a satisfactory level of amenity for occupiers of the cabins/caravans.
This condition is imposed in accordance with Policies HS14 and SG14 of the South Holland Local Plan, 2006.

Notes:

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

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

You are reminded that a Caravan Site License is required under Section 5 of the Caravan Sites and Control of Development Act, 1960.



Paul Jackson
Place Manager
South Holland District Council

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

RIGHTS OF APPEAL

Appeals to the Secretary of State

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

Timescales for appealing

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

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

Enforcement Notices

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

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

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

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

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

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

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

Compensation

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

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