Hennock Industries Ltd.
The Hawthorns
Low Road
Osgodby
LN8 3SZ

Council Offices
Priory Road
Spalding
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PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H06-0161-23 **Date of Decision:** 16th May 2023

Applicant: J E Piccaver & Co
Norfolk House Farm
Gedney Marsh
Spalding
Lincolnshire
PE12 9PB

Location: Onslow Farm Onslow Lane Gedney Drove End Spalding

Description: Temporary accommodation facilities for student farm workers including 20 accommodation units, shower/toilet block and kitchen and recreational facilities - renewal of H06-1204-19

South Holland District Council hereby give notice that permission 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, the cabins and any ancillary structures shall be removed and the site reinstated to its former agricultural use.

Reason: Permission has been granted on grounds of an essential agricultural need. Also, the cabins 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, plus a re-assessment of flood risk.
This Condition is imposed in accordance with Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:2500 Location Plan.

JEP-001-23
JEP-007-09
19314-1 rev. A
19314-2
19314-3
Photographs of Accommodation
Photograph of Welfare Block
Planning Support Statement (ref. JEP-2013-03)
Flood Risk Assessment by Hennock International Ltd

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

3 The cabins 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. The applicant shall maintain occupancy records of the portacabins, 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 1 of the South East Lincolnshire Local Plan, 2019.

4 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment accompanying the application, including or plus the following measures:
- Finished floor levels shall be set no lower than 400mm above existing ground levels;
- All temporary accommodation facilities shall be securely fastened to the ground at all times;
- Preparation and display on site of a flood warning and evacuation plan in accordance with details within the Flood Risk Assessment.
The mitigation measures shall be fully implemented prior to occupation.

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

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

5 No temporary accommodation facilities shall be occupied between 1 November in any year and 14 March in the succeeding year.

Reason: To reduce the impact of flooding to the proposed development.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

DC_FINAL_DECISION - ODB:14

6 Foul water shall be disposed of to the existing Klargester Biodisc on site.

Reason: To ensure that satisfactory foul water drainage facilities are provided on site, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

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 Licence is required under Section 5 of the Caravan Sites and Control of Development Act, 1960.



Phil Norman
Head of Planning
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		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

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

Enforcement Notices

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

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

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

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

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

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

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

Compensation

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

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