SOUTH HOLLAND DISTRICT COUNCIL

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Sycamore Lodge

Address Line 1

Jiggles Gate

Address Line 2

Gedney

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE12 8SY

Description of site location must be completed if postcode is not known:

Easting (x)

536622

Northing (y)

319040

Description

Applicant Details

Name/Company

Title

First name

Katie

Surname

Doubleday-Collishaw

Company Name

Address

Address line 1

Jekils Farm

Address line 2

Jekils Bank

Address line 3

Holbeach St. Johns

Town/City

Holbeach, Spalding

County

Country

United Kingdom

Postcode

PE128SQ

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

I have applied for a government funded Countryside Stewardship Capital Grant, including RP15 concrete, RP18 above ground tank with plans to erect a 400 m3 rain water harvester tank (approx. 4m height), RP19 first flush diverters & RP13 underground drainage on my holding. This would be to replace 3 yard areas of existing hardcore surfaces. The works are to manage clean and dirty water separation to reduce the impact of diffuse pollution from the farmyard. Supported by Catchment Sensitive Farming.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

I have applied for a government funded Countryside Stewardship Capital Grant, including RP15 concrete, RP18 above ground tanks, RP19 first flush diverters & RP13 underground drainage on my holding. This would be to replace 3 yard areas of existing hardcore surfaces. The works are to manage clean and dirty water separation to reduce the impact of diffuse pollution from the farmyard. Supported by Catchment Sensitive Farming.

At this stage we must “seek advice or permission from the Local Planning Authority (if required)” As the concrete works are within the yard and to replace existing hardstanding areas, we believe these works to fall within permitted development rights.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Agricultural Farmyard

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

To manage clean/dirty water separation to reduce the impact of diffuse pollution from the farmyard

Is the proposed operation or use

- ☑ Permanent
- ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The works are to manage clean and dirty water separation to reduce the impact of diffuse pollution from the farmyard. This project has been approved by a Catchment Sensitive officer and has been approved for Government funding under the Countryside Stewardship Capital Grant.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ○ Yes
- ☑ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ☑ The applicant
- ○ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☑ Yes
- ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

04/07/2025

Details of the pre-application advice received

Hi,

Thank you for your enquiry.

This enquiry seeks advice with regard to whether or not a planning application (permission) is required for a specific development. Unfortunately, whilst officers can provide an informal opinion, through our pre-application advice service, on the acceptability of specific development proposals that may come forward in the form of a formal planning application, the Local Planning Authority does not offer a service whereby formal confirmation is provided as to whether or not a planning application (permission) is required.

It is advised that you take account of the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This allows for certain types of development to be undertaken without the prior need for a planning application to be submitted or approved by the Local Planning Authority. This is typically known as 'Permitted Development'. Further advise on Permitted Development can be found via the following link: https://www.sholland.gov.uk/article/12678/Permitted-Development. Further to this, I would recommend looking through Part 7 – Non-domestic alterations etc as this has sections within setting out the requirements for hard surfaces on various different premises.

The only way to get formal confirmation regarding whether the development is permitted development, and therefore not requiring a formal planning application, would be through the submission of a Lawful Development Certificate. Details relating to this process are detailed within the link below:
https://www.planningportal.co.uk/permission/responsibilities/planning-permission/lawful-development-certificates

A Lawful Development Certificate is the only appropriate route to gain formal written confirmation.

It is advised that you seek advice from a planning professional, prior to taking any further steps in this regard. A planning professional will be able to provide further assistance regarding The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and will be able to assist with the preparation of a Lawful Development Certificate should this be sought.

The minimum validation requirements for most Lawful Development Certificates are as follows:
- Application Form – Lawful Development Certificate (Existing or Proposed).
- A Site Location Plan to a scale of 1:1250 or 1:2500, with the application site outlined in red and any adjoining land owned by, or under the control of the applicant, outlined in blue.
- A Proposed Site Plan (Only required if operational development is taking place), at a scale of 1:500 or 1:20.
  - This should clearly identify the direction of North and show the development in relation to adjoining properties.
- The correct planning fee (this is dependent on the development type; an existing or proposed use or works).

Many thanks

Jacob Bryan | Planning Officer

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Katie Doubleday-Collishaw

Date

04/08/2025