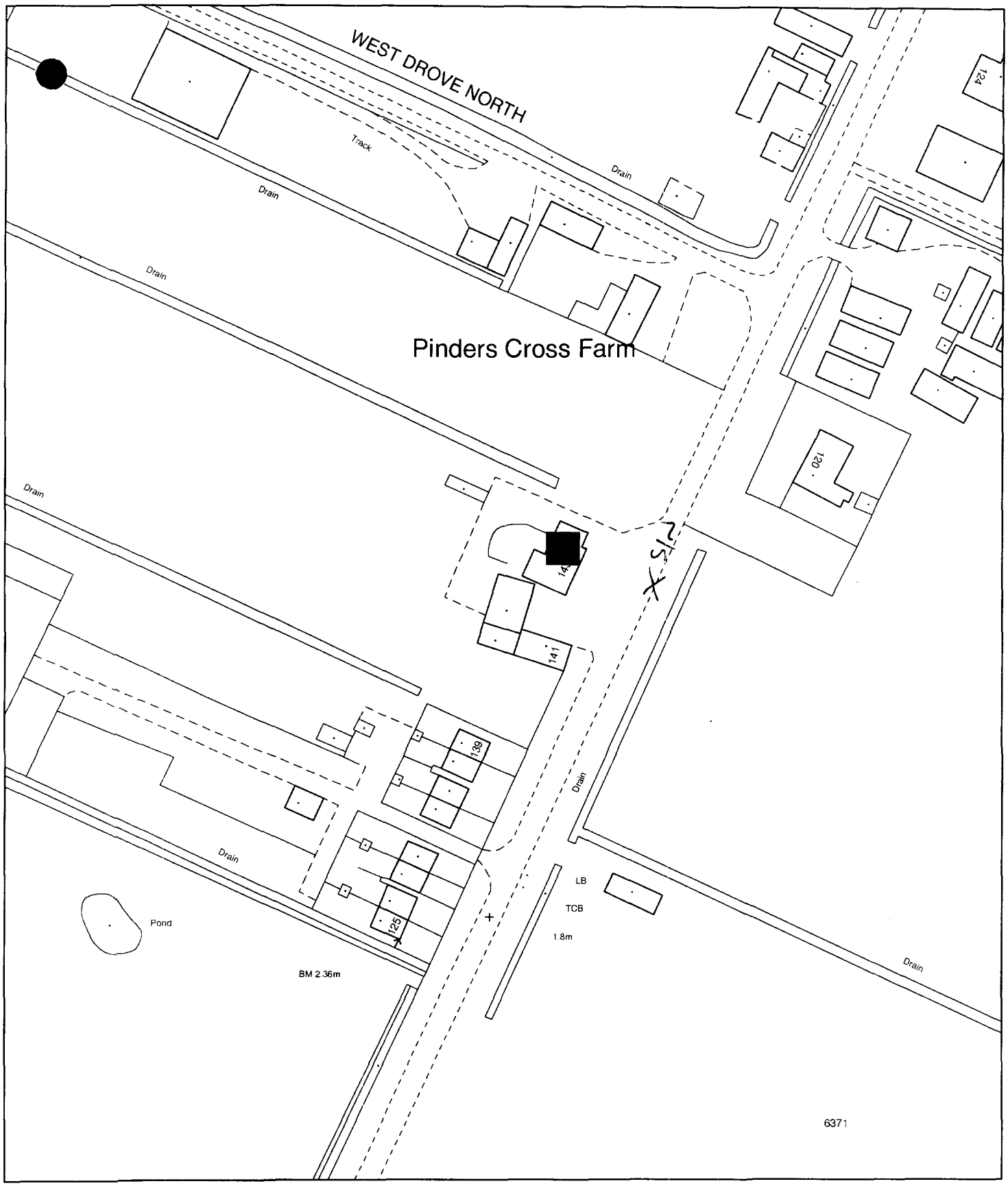


Planning Application Location Plan
Ward Member Notification

H07/0087/02

Scale: 1:1250

Planning and Development

Council Offices, Priory Road, Spalding, Lincolnshire
PE11 2XE

PLEASE DO NOT COPY THIS PLAN
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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

FILE COPY

Application no: H07/0087/02

Applicant: Mr & Mrs W Redden
143 North Road
Gedney Hill
Spalding
Lincs PE12 0NS

Agent: R Longstaff & Co
2 West End
Holbeach
Lincs

Description: Continuation of permission without complying with agricultural habitation clause (Cond 2 of EE217/82)

Location: 143 North Road
Gedney Hill

Type: S73A CONTINUATION

Date received: 25 JAN 2002

13 AUG 2002

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

HOLLAND COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS.

This permission REF. No. **KK 217/72** will lapse if not exercised by **20th July 1977**

To **Mr W Bodden** W Bodden

(per P L Ely (Contractors) Ltd

High Road, Wrangle)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the **17th** day of **April 1972** namely:-

Bungalow and garage with provision of vehicular access at North Road, Gedney Hill

and shown on the plan(s) accompanying the application, subject to the compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder:-

1. The development shall be commenced not later than **20th July 1977**

2. **The occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town & Country Planning Act, 1971 or forestry or a dependant of such a person residing with him (but including a widow or widower of such a person).**

3. **The existing dwelling shall be demolished within a period of three months from the completion and occupation of the new bungalow.**

4. **An adequate reversing bay or turning space shall be provided within the curtilage of the premises.**

5. **The applicant shall at his own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.**

The reasons for the Council's decision to grant permission for that development, subject to compliance with the conditions hereinbefore specified are:-

1. In order to comply with the requirements of Section 41/Section 42 of the Town and Country Planning Act 1971

2. **This building is sited in an area in which buildings other than those connected with an agricultural need would not be permitted.**

3. **The proposed bungalow which is required on the grounds of agricultural need is intended to replace the existing dwelling on the site which if allowed to remain permanently could cause injury to the amenities of the locality.**

4. **In the interests of road safety.**

5. **To prevent damage to the highway margin.**

Dated the **20th** day of **July** 19 **72**

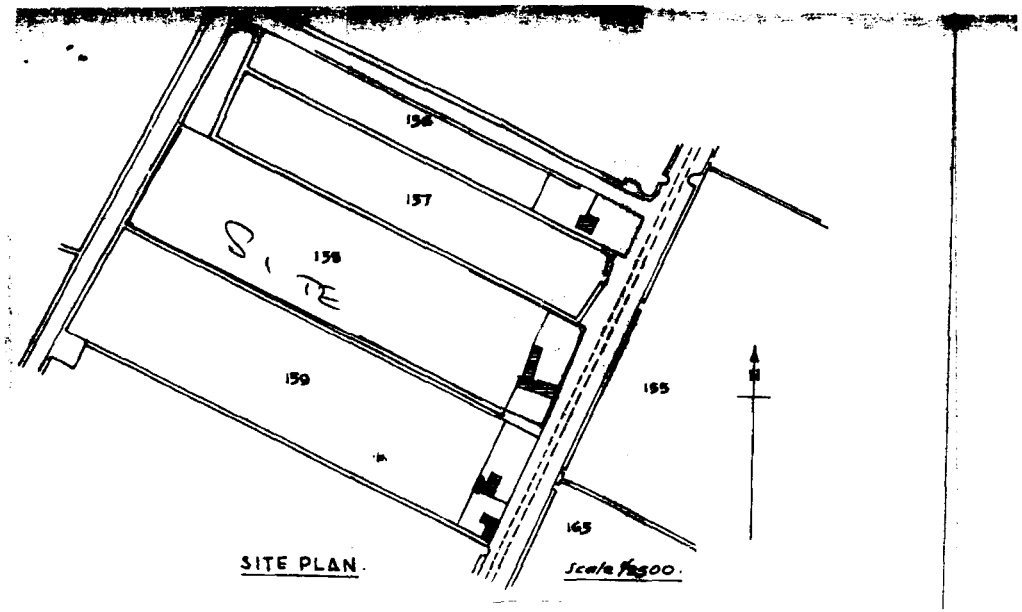
County Hall,
BOSTON.

Signed C. E. [illegible] JONES

Clerk of the County Council.

PLEASE READ NOTES ON THE REVERSE SIDE OF THIS FORM

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.



SITE PLAN. Scale 1:500.

Re 01406 330368

FILE COPY

Our Ref: H07/0087/02/tmc

Your Ref:

Contact: Mr Lewis Smith

143 North Road
Gedney Hill

Mr P G Johnson
R Longstaff & Co
2 West End
HOLBEACH
Spalding, Lincs PE12 7LW

26 April 2002

Dear Mr Johnson

H07/0087/02
Continuation of permission without complying with Agricultural Habitation Clause (Condition 2 of EE217/82) – Mr and Mrs W Redden, 143 North Road, Gedney Hill

I refer to the above application submitted on the 25 January 2002.

You will recall that we had a conversation regarding the price at which the property had been marketed. The principal concern of the Local Planning Authority was that as the advertised price was effectively £10,000 more than the true valuation of property this may have contributed in deterring interest in the dwelling from members of the agricultural community. To this end, the Local Planning Authority commissioned an independent valuation of the property and I enclose a report received from Munton & Russell which as you will see values the property at £127,500 whilst there is always likely to be reasonable minor variations between valuations undertaken by different Estate Agents, a difference of £32,500 is considerable.

Planning Policy Guidance 7 – The Countryside; Environmental Quality and Economic and Social Development and the Council's own guidance gives some advice on the imposition and removal of agricultural occupancy conditions. In particular the guidance states that "applications for the removal of occupancy conditions should be considered on the basis of realistic assessments of the existing need for them, bearing in mind that it is the need for a dwelling for someone solely, mainly or last employed in agriculture in an area as a whole and not just on the particular holding that is relevant."

It is my view that the difference in price is such that advertised price may well have deterred those in the agricultural community reasonably able to take on the buildings and land and comply with the condition.

As I understand it the agricultural occupancy condition is not currently being breached as Mr Redden was last employed in agriculture. There is also nothing preventing the existing bungalow from being adapted or modified to suit his current requirements. The Local Planning Authority is therefore faced with a dilemma of whether or not Mr Redden's unfortunate medical situation and the need or convenience of wishing to live closer to town outweigh the normal considerations surrounding such an application.

It is my opinion that it does not and therefore should you wish to proceed with seeking the removal of the condition the property will have to be marketed at the price quoted by Munton & Russell. Clearly if the marketing exercise proves unsuccessful then the Local Planning Authority is likely to remove the condition. Consequently, the current application is likely to be recommended for refusal and your client may therefore wish to withdraw the application.

Yours sincerely

Lewis Smith
Senior Planning Officer

Enclosure