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Spalding
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Mrs H Bower
Travellers Lodge (Former Cockrams Yard)
Beck Bank
Gosberton Clough
Spalding Lincs
PE11 4LE

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H08-0888-16 **Date of Decision:** 25th November 2016

Applicant: Mrs H Bower
Travellers Lodge (Former Cockrams Yard)
Beck Bank
Gosberton Clough
Spalding Lincs
PE11 4LE

Location: Travellers Lodge (Former Cockrams Yard) Beck Bank Gosberton Clough Spalding Lincs

Description: Use of site for permanent traveller site to include siting of 3 mobile caravans and 3 touring caravans (retrospective)

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

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
dwg. no's. 1365/1 and 1365/2.

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

2 The occupation of the site hereby permitted shall be carried on only by the following and their resident dependents:
- Mrs Herriet Bower
- Mrs Charlotte Bower
- Mr Tom Bower

Individual pitches shall not be let out to unrelated individuals or families.

Reason:Permission has been granted based on the personal circumstances and

justification of the applicant of the need for sufficient accommodation for their dependent and extended family unit. Occupation of this site by unrelated individuals or families may give rise to unacceptably poor standards of residential amenity, particularly given the presence of an existing business unit that could potentially remain outside of such unrelated occupants control.
This Condition is imposed in accordance with Policies SG17 and HS19 of the South Holland Local Plan 2006 and national guidance contained in section 6 of the National Planning Policy Framework 2012.

3 The existing laurel hedge along the north and east boundaries of the site shall be retained, and upon reaching maturity shall be maintained at a minimum height of 2m by the owner or owners of the land on which it is situated and all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation. In the event of the existing hedgerow being removed or dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority.

Reason:To ensure the protection of the existing hedges on the site, in the interests of the visual amenity of the locality.
This Condition is imposed in accordance with Policies SG18 and HS19 of the South Holland Local Plan 2006 and national guidance contained section 11 of the National Planning Policy Framework 2012.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
(i) The erection of freestanding curtilage buildings or structures including car ports and garages.
(ii) The erection of walls, fences or other means of enclosure.

Reason:To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity, and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies SG14, SG17 and HS19 of the South Holland Local Plan 2006.

5 Not more than 3 touring caravans and 3 static caravans shall be sited on the land at any one time, and no storage or sales of materials, machinery, vehicles, waste or other items shall take place on the site without the express prior written consent of the Local Planning Authority.

Reason: In the interests of the appearance of the development, levels of residential amenity and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG17, HS7 and HS19 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



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.