



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	127
Suffix	
Property Name	
Address Line 1	Dog Drove South
Address Line 2	Holbeach Drove
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 0SD

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

Easting (x)	Northing (y)
532103	312220
Description	

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposal

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

☒ 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)

In line with the planning permission ref H09-0461-23202307251506437666, we are now looking at the next phase of works. This would involve us growing and selling our own vegetables etc at the front end of the land in raised beds and greenhouse. The greenhouse plan though will be substituted with a poly tunnel instead. None of this will be visible from the road as the land is fenced in with feather-edge fence panels.

In order to achieve our aim, I would like to know if I require permission from the council to carry out the following:

(a) place a small sign at the front of the property. The sign would be set in the ground (not cemented) via a wooden stake. The sign would be no larger than 24" x 12" and be made of reclaimed wood.

(b) set up a small wooden cart/stall inside the property boundary by the front gates to the house (not on the land mentioned in the planning consent mentioned above). I don't want to put the cart/stall outside of the property boundary so as to reduce the risk of thieves ! The cart/stall would be approximately 4ft long x 3ft wide and again, be of a rustic nature in construction (when I find one).

In addition to selling home grown vegetables, we will also like to sell our homegrown plumbs, blackberries, apples and pears and free-range eggs. Our chickens, as are all our poultry, are registered with DEFRA under our Small Holding registration.

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

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ 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

The purpose behind the application would be for sole use, for small monetary gain and to help the community in general. No existing buildings will be used.

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

Planning consent ref H09-0461-23 is phase one of our project and the land is adjacent to the main property where we would like to sell home grown products (on the driveway inside our boundary).

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

E(a) - Display/Sale of goods other than hot food

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(a) - Display/Sale of goods other than hot food

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

I want to be 100% sure that what we plan on doing is fully supported by any planning consent.

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

Not provided

Date (must be pre-application submission)

15/01/2025

Details of the pre-application advice received

quote
Should you require formal confirmation regarding whether the development is permitted development, and therefore not requiring a formal planning application, you would be required to submit a Lawful Development Certificate.

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

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

ANDREW FARMER

Date

16/01/2025