

Amended Supplementary Planning Statement

Removal of Condition 2 of planning permission EE91/72 (dated 9th March 1972) relating to agricultural occupancy of dwelling.

Willowdown, 38 Jekil's Bank, Holbeach St Johns, Lincolnshire, PE12 8RF

A planning application to construct a bungalow and garage at the site in question was made to Holland County Council on the 17th February 1972. Planning permission was granted on the 9th March 1972 subject to four conditions. Condition two states: -

'The occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act, 1962, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).'

The reason for the Council's decision to grant planning permission for the development subject to compliance with condition two was: -

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

The property is within Holbeach St Johns Settlement boundary as defined within the South East Lincolnshire Local Plan (SELLP) 2019. Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan is therefore applicable. It states that in Other Services Centres and Settlements, such as Holbeach St Johns, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Development will normally be limited to committed sites and infill.

There has been a change in circumstances since planning permission was granted for an agricultural dwelling in 1972 in the sense that the site is no longer in open countryside, but rather inside Holbeach St Johns Settlement boundary. In fact, the site is close to the centre of the settlement boundary of Holbeach St Johns and from the site layout and location can be considered an infill plot. Any application for residential development in the present day would comply with Policy 1 of the SELLP on the grounds of infill with Holbeach St Johns settlement boundary, consequently it considered an agricultural restriction can no longer be justified since it's essential purpose is to restrict development in the countryside to that related to agriculture. On this basis it is considered reasonable to request the removal of condition two limiting occupancy of the dwelling to those employed in agriculture or similar employment.