FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Town and Country Planning Act 1990 (Section 191)

Certificate of Lawful Use or Development

Reference: H11/0891/02 Received: 16-AUG-02 Type: S191 LAWFUL USE CERT

Name: Mr S J Wells
Riseholme Lodge
Charters Lane
Long Sutton
Spalding Lincs PE12 9JX

Agent: Mr S J Wells
Riseholme Lodge
Charters Lane
Long Sutton
Spalding Lincs PE12 9JX

Description: Occupation of dwelling without complying with agricultural habitation clause (Condition 4 of H06/0330/87)

Location : Riseholme Lodge Charters Lane
Long Sutton

South Holland District Council hereby CERTIFY that on the date of the application the use, operations or matter described below was LAWFUL within the meaning of Section 191 for the reasons set out below:

Schedule 1 - Description of Use or Operation

Use of "Riseholme Lodge" and associated garden without complying with Agricultural Occupancy Condition (Condition No. 4 of H06/0330/87).

Schedule 2 - Land Specified

"Riseholme Lodge" and associated garden, Charters Lane, Long Sutton, Spalding Lincs. As outlined in red (see attached plan)

Notes:
This certificate is issued solely for the purpose of Section 191 or 192 of the Town and Country Planning Act 1990 as amended. It certifies that the use, operations or matter specified in Schedule 1 taking place on the land described in Schedule 2 was or would have been lawful on the date of the application, and thus was not or would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

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This Certificate applies only to the extent described in Schedule 1 and to the land specified in Schedule 2 and on the attached plan. Any use, operation, or other matter which is materially different from that described or which relates to other land, may render the owner or occupier liable to enforcement action. For a Section 192 Certificate, the lawfulness is only conclusively presumed where there has been no material change in any relevant matter before the use or operations are begun.

Head of Planning & Development
10 OCT 2002

H11/0891/02

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H11/0891/02 Received: 16-AUG-02 Type: S191 LAWFUL USE CERT

Name: Mr S J Wells
Riseholme Lodge
Charters Lane
Long Sutton
Spalding Lincs PE12 9JX

Agent: Mr S J Wells
Riseholme Lodge
Charters Lane
Long Sutton
Spalding Lincs PE12 9JX

Description: Occupation of dwelling without complying with agricultural habitation clause (Condition 4 of H06/0330/87)

Location : Riseholme Lodge Charters Lane
Long Sutton

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

Schedule 1 - Description of Use or Operation

Use of "Riseholme Lodge" and associated garden without complying with Agricultural Occupancy Condition (Condition No. 4 of H06/0330/87).

Schedule 2 - Land Specified

"Riseholme Lodge" and associated garden, Charters Lane, Long Sutton, Spalding Lincs. As outlined in red (see attached plan)

Notes:
This certificate is issued solely for the purpose of Section 191 or 192 of the Town and Country Planning Act 1990 as amended. It certifies that the use, operations or matter specified in Schedule 1 taking place on the land described in Schedule 2 was or would have been lawful on the date of the application, and thus was not or would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

This Certificate applies only to the extent described in Schedule 1 and to the land specified in Schedule 2 and on the attached plan. Any use, operation, or other matter which is materially different from that described or which relates to other land, may render the owner or occupier liable to enforcement action. For a Section 192 Certificate, the lawfulness is only conclusively presumed where there has been no material change in any relevant matter before the use or operations are begun.

Head of Planning & Development
08 OCT 2002

H11/0891/02

✓ D q/c.
MS 9/10

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H06/0330/87

DATE RECEIVED : 27 3 87

Plan... ...ent

31 JUL 02

0891/92

APPLICANT : Mr S J Wells
'The Beeches'
6 Gedney Road
Long Sutton
Nr SPALDING, Lincs

AGENT :

TYPE : Outline GRID REF : 542050 323470

DESCRIPTION : Erection of agricultural dwelling, bungalow and garage

LOCATION : Charters Lane, Long Sutton

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 41 of the Town and Country Planning Act 1971

2. The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
1) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
2) The siting and design of any vehicular access to a road;
3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

Cont/.....

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

3. The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

5. Before the dwelling hereby permitted is occupied glasshouses and polythene tunnels totalling a minimum of 3000 square feet shall be erected.

Reason: The holding is of a limited size and must be farmed intensively to create a viable holding.

B Smith

District Planning Officer (S)
3rd July 1987