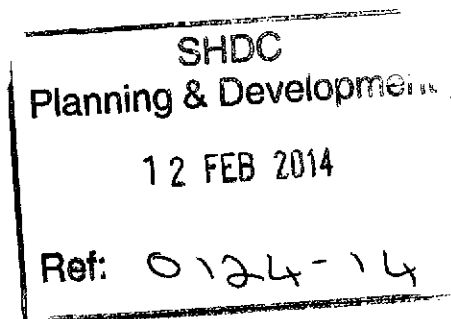




Caravan/Mobile Home Site

Fulney Lane North, Spalding

Application for a Lawful Development Certificate
for an Existing Use

Supporting Evidence



Background

The land currently occupied by the caravan/mobile home site on Fulney Lane North, Spalding, was acquired by the Spalding Urban District Council in 1950 and passed automatically on reorganisation to South Holland District Council in 1974. The land was acquired for Housing purposes.

The site itself is divided into 9 plots, numbered consecutively from 1 to 9. Plots 1 to 8 have been occupied under licence agreements (under the Mobile Homes Act 1983 as amended) for many years, and further details of this are included later in this supporting evidence. Each plot is let under a licence agreement, enabling the occupier to provide their own living accommodation on the plot. Plot 9 was used for a number of years for the siting of 3 mobile homes which were used as temporary accommodation for homeless families. However, in 2007, following the construction of "bricks and mortar" dwellings for use as temporary accommodation, the Council removed the last of these caravans, and Plot 9 has remained vacant since.

Evidence

In 1992, a planning application (reference H16/1059/92) was submitted to South Holland District Council for the siting of 3 mobile homes on Plot 9. Details of the planning application are shown on the Council's website under this planning reference number. The most relevant document included is also attached to this supporting evidence document as Appendix A. This document is a Memorandum from the Housing & Property Services Department to the Director of Planning and Building Control Services, dated 6 November 1992, which states:

"I refer to the conversation between yourself and Sally (Sally Waltham – the then Director of Housing & Property Services) on 3rd November, 1992 confirming that the above site (Fulney Lane Caravan Site) has an established use as a mobile/static home site and, therefore, Planning Permission will not be required for the proposed scheme to provide three mobile homes....."

On the basis of that Memorandum, the planning application (H16/1059/92) was withdrawn.

The plots have been occupied for many years under the licence agreements granted under the Mobile Homes Act 1983 (as amended). The Council's Housing team manage the letting of each plot, using the same housing management system as the main housing stock. Unfortunately, this system only holds records back to its original implementation in 1987, so records further back are more difficult to trace. It is noted that the requirement for the CLEUD is for a 10 year period, so no further records have been checked.

It is not possible to provide full details of the letting of each plot, in terms of names of individuals/families who have occupied them during this time, due to Data Protection issues. However, I can confirm the dates between which each occupation has run, as follows:

- Plot 1
 - 7 December 1987 to 6 March 2011
 - 5 September 2011 to 1 September 2013
 - 2 September 2013 to present
- Plot 2
 - 22 August 1994 to 8 September 1996
 - 9 September 1996 to 5 November 2006
 - 6 November 2006 to present
- Plot 3
 - 30 May 1988 to 29 September 1996
 - 30 September 1996 to 7 December 2008
 - 13 April 2009 to present
- Plot 4
 - 3 May 1993 to 22 February 1998
 - 23 February 1998 to 13 December 1998
 - 14 December 1998 to 8 August 1999
 - 9 August 1999 to present
- Plot 5
 - 7 December 1987 to 31 May 1998
 - 1 June 1998 to 29 August 2004
 - 30 August 2004 to present
- Plot 6
 - 7 December 1987 to 6 June 1999
 - 7 June 1999 to present
- Plot 7
 - 7 December 1987 to present
- Plot 8
 - 15 July 1991 to 9 June 2002
 - 10 June 2002 to present
- Plot 9
 - for the siting of 3 mobile homes for use as temporary accommodation – 1992 to 2007

Finally, the Council commissioned aerial photographs of parts of the South Holland district in 2000/2001. Appendix B shows the aerial photograph of the Fulney Lane North site at that time, and clearly shows the caravans/mobile homes present on each plot.

It is suggested that this evidence demonstrates that there has been an ongoing use of the land at Fulney Lane North for as a caravan/mobile home site for more than 10 years prior to this application.

**Appendix A – Memorandum from the Housing & Property Services
Department to the Director of Planning and Building Control Services,
dated 6 November 1992**

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM FROM HOUSING AND PROPERTY SERVICES DEPARTMENT

To: Director of Planning and Building Control Services.	Date: 6th November, 1992 Ref: DS/EM	Origin: Deputy Director of Housing and Property Services.
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Fulney Lane Caravan Site

I refer to the conversation between yourself and Sally on 3rd November, 1992 confirming that the above site has an established use as a mobile/static home site and, therefore, Planning Permission will not be required for the proposed scheme to provide three mobile homes, together with new sewage facilities.

I would, therefore, be grateful if you would withdraw the application.

At feasibility stage, it was a possibility that a new sewage treatment plant would be needed for which Planning Permission would be required.

Subsequent investigation, at design stage, revealed that a more practical cost effective method would be to pump the sewage into the main sewer at the corner of Camelgate for which Planning Permission was not required.

Obviously, we will take account of the memorandum from the Director of Environmental Services, dated 28th October, 1992.

I am conscious that the scheme is out for public consultation and would be grateful if you would inform me of any comments that are forthcoming.

D. A. Showler,
Deputy Director of Housing and Property Services.

*Typed to
Sally Chapman
9/11/92.*

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Appendix B – Aerial Photograph of site from 2000/2001

