SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0521/01 Received: 30-APR-01 Type: S73A CONTINUATION

Name: Mr A Garner
187 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SL

Agent: Mr A Garner
187 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SL

Description: Continuation of siting of mobile home

Location : Adj. 187 Bridge Road Sutton Bridge
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

1 The mobile home and any ancillary structures shall remain on site only while No. 187 Bridge Road is occupied by the current occupiers (Mr and Mrs A Garner). Within 2 months of them ceasing to occupy 187 Bridge Road the mobile home and ancillary structures shall be removed from the site.

Reason: Permission has been granted to meet the temporary needs of the applicant for family support and in connection with the existing business on site. Permission other than subject to this condition would be contrary to planning policy relating to residential development in the open countryside ie. outside development boundaries.

2 The living accommodation hereby approved shall only be occupied by Mr R J Garner and/or his dependant(s).

Reason: Permission has been granted to meet the temporary needs of the applicant for family support and in connection with the existing business on site. Permission other than subject to this condition would be contrary to planning policy relating to residential development in the open countryside ie. outside development boundaries.

3 Upon the commencement of a business use not operated by Mr R J Garner or Mr A Garner on land outlined in yellow on the attached plan, the mobile home and any ancillary structures shall be removed from the site.

Reason: Permission has been granted to meet the temporary needs of the applicant for family

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

support and in connection with the existing business on site. Permission other than subject to this condition would be contrary to planning policy relating to residential development in the open countryside ie. outside development boundaries.

The determined plan is:-
1:2500 plan received 30 April 2001

Director of Housing and Planning Services
14 AUG 2001

H18/0521/01

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.

Site Plan
to accompany
decision
notice.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H18/0521/01 Received: 30-APR-01 Type: S73A CONTINUATION

Name: Mr A Garner
187 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SL

Agent: Mr A Garner
187 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SL

Description: Continuation of permission without complying with condition 1 (relating to time limit). Change description

Location : Adj. 187 Bridge Road Sutton Bridge
Spalding Lincs

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

1 The mobile home and any ancillary structures shall remain on site only while No. 187 Bridge Road is occupied by the current occupiers (Mr and Mrs A Garner). Within 2 months of them ceasing to occupy 187 Bridge Road the mobile home and ancillary structures shall be removed from the site.

Reason: Permission has been granted to meet the temporary needs of the applicant for family support and in connection with the existing business on site. Permission other than subject to this condition would be contrary to planning policy relating to residential development in the open countryside ie. outside development boundaries.

2 The living accommodation hereby approved shall only be occupied by Mr R J Garner and/or a dependant(s).

Reason: Permission has been granted to meet the temporary needs of the applicant for family support and in connection with the existing business on site. Permission other than subject to this condition would be contrary to planning policy relating to residential development in the open countryside ie. outside development boundaries.

3 Upon the commencement of a business use not operated by Mr R J Garner or Mr A Garner on land outlined in yellow on the attached plan, the mobile home and any ancillary structures shall be removed from the site.

Reason: Permission has been granted to meet the temporary needs of the applicant for family support and in connection with the existing business on site. Permission other than subject to this

condition would be contrary to planning policy relating to residential development in the open countryside ie. outside development boundaries.

The determined plan is:-
1:2500 plan received 30 April 2001

Director of Housing and Planning Services
07 AUG 2001

H18/0521/01

SM 10/8
UMS 10-8-01

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H18/1250/92 Received:11-DEC-92 Type:FULL

Name: Mr A F Garner
187 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SL

Agent: Mr A F Garner
187 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SL

Description: Siting of mobile home.

Location : 187 Bridge Road Sutton Bridge
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services
19-FEB-93 H18/1250/92

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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

APPLICATION REFERENCE: H18/1250/92 DATE RECEIVED: 02 12 92

TYPE: Full

DESCRIPTION: Siting of mobile home

LOCATION: 187 Bridge Road, Sutton Bridge

APPLICANT: Mr A F Garner AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

REASON FOR COMMITTEE CONSIDERATION
Ward Member request.

RECOMMENDATION
Refuse Permission.

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

PLANNING ISSUES
1 Conflict with Structure Plan Policy: The site is located outside Sutton Bridge Boundary of Development; there is not a case of agricultural need.
2 Mobile home occupied in connection with adjoining unauthorised car repair business. (Being currently investigated).

REPRESENTATIONS

Parish Council: No response received.

Ward Member: Before granting, site should be viewed by Sub-Committee.

Env. Services: Site abuts new residential development and as such is unsuitable for use as car repair workshop. No objections in respect of mobile home.

QUESTIONNAIRE

1. Please state the circumstances in which you require a caravan/mobile home, and the reasons for this particular site:
WITH REGARD TO THE MOBILE HOME REQUESTED IT IS FOR my son who due to recession is finding it difficult to run his business and pay a mortgage. Also I am in ill heath and would prefer him to live close by.

2. (a) Who is to occupy the caravan/mobile home (e.g. owner, relative, agricultural worker, etc.)
RELATIVE — SON. MR R J GARNER.

(b) If not the applicant, please explain your connection with the occupier:
~~Son~~ FATHER OF OCCUPIER

3. Please estimate the length of time the caravan/mobile home is likely to be required:
5 — 10 yrs.

4. (a) Is the caravan/mobile home already on the site? NO.

(b) Is the application to continue a previous permission? No.

(c) If so, have any circumstances changed since the previous permission was granted? Please describe any differences:

5. Please give the size of the caravan/mobile home, if known:
approximately 35 ft. x 12 ft.

Signed R. J. Garner Date 8/12/92.

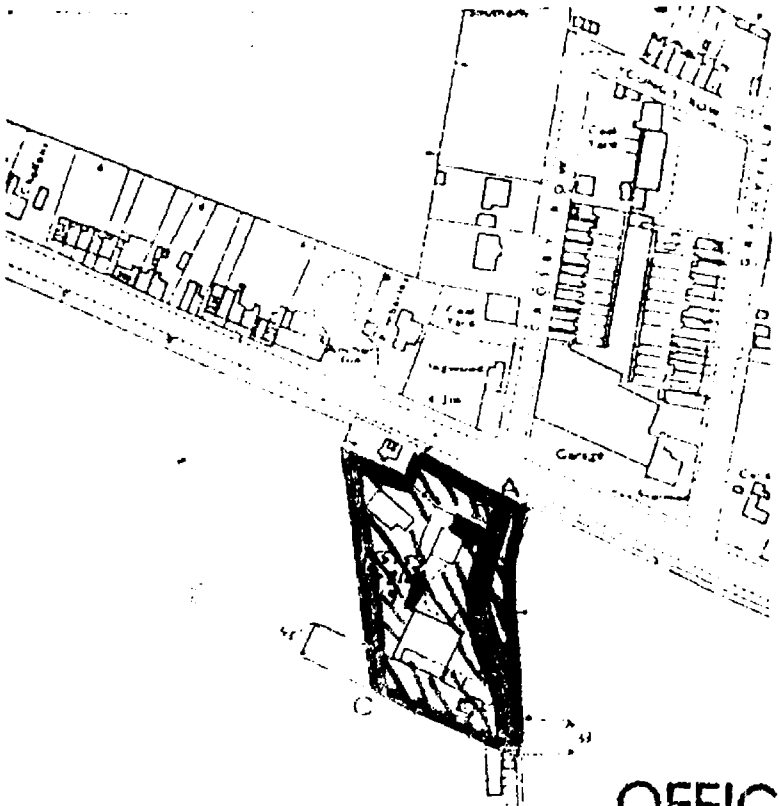
Car Repair Shop

LAND

MOBILE HOME

02 DEC 1992

1250 92





OFFICE COPY

H.M. LAND REGISTRY

The Common Seal of
A.L.H. (P.P.) Ltd.
was hereunto affixed in the presence of

..... Director

Note—This plan is for identification only. ..... Director

Drawn	R.H. & R.W. CLUTTON	CHARTERED SURVEYORS
Scale 1/2500	92 HIGH STREET, EAST GRINSTEAD WEST SUSSEX RH19 3DF	(0342) 28444
Date		

RIDGE ESTATE

NG No 10

This plan is drawn from the Ordnance Map with the sanction of the [illegible] and may be relied upon [illegible]

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0783/93 Received:16-AUG-93 Type:FULL

Name: A F Garner
187 Bridge Road
Sutton Bridge
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Siting of mobile home

Location : 187 Bridge Road Sutton Bridge
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 At the expiration of a period of 5 years from the date of this permission the mobile home shall be removed and the site re-instated to its original condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To meet the special circumstances of the applicant.

The applicant is advised that it is unlikely that permission for the siting of a mobile home on the site will be granted for another similar period when this permission expires.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
16-MAR-94 H18/0783/93

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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

ALAN FREDERICK GARNER

relating to the siting of a mobile home at
187 Bridge Road, Sutton Bridge

I hereby certify that this is a true copy
of the Planning Obligation relating to
the siting of a mobile home at
187 Bridge Road, Sutton Bridge

R. Cook

.....

Director of Administration

THIS DEED is made the Fourth day of March One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and ALAN FREDERICK GARNER of 187 Bridge Road Sutton Bridge in the County of Lincoln (hereinafter called the "Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession free from incumbrances of the Land and the land edged blue on the plan annexed hereto (hereinafter called "the blue land")

(3) The Owner has by application by its agents dated the sixteenth day of August One thousand nine hundred and ninety three applied to the Council for planning permission for the siting of a mobile home on the Land in accordance with the plans and particulars supplied therewith under planning reference H18/0783/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owner" shall include their successors in title.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

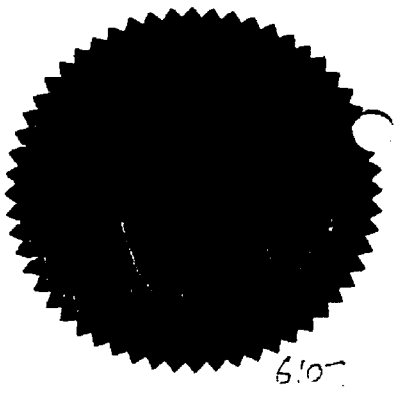
FIRST SCHEDULE
(Details of "the Land")

The land situate at Bridge Road Sutton Bridge shown edged red on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

The Owner hereby covenants that the mobile home to be provided by the Development shall at all times only be used by the business operating from the blue land and shall not be occupied except by the owner manager or an employee of that business

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)
)
)



A M Newton

Chairman of the Council

R Ellis

Director of Administration

SIGNED AS A DEED by the said ALAN FREDERICK GARNER in the presence of:-

A F Garner.

Witness J. K. Whitehead.

Address 2 CHAPEL GARDENS. NUMPLEDE. SPALDING. LINCS. PE12 6QG.

Occupation INDUSTRIAL CONSULTANT.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning & Building Control Services

TO: Director of Administratic

F.A.O. Miss J Berridge

REF: DMG/JK/H18/0783/93

REF:

DATE: 21 December, 1993

SUBJECT: Section 106 Planning Obligation in Respect of Planning Application H18/0783/93 - Siting of Mobile Home, 187 Bridge Road, Sutton Bridge (A F Garner)

Further to my Memorandum dated 19 December, 1993, I hereby enclose a copy letter confirming that the applicant is prepared to enter into a planning obligation restricting occupation of the mobile home to the owner, manager, or an employee of the existing business and the consent being tied to the business use.

B SMITH MRTPI
Director of Planning &
Building Control Services

Encl.

APPLICATION REFERENCE: H18/0783/93 DATE RECEIVED: 16-AUG-93

TYPE: Full

DESCRIPTION: Siting of mobile home

LOCATION: 187 Bridge Road, Sutton Bridge

APPLICANT: A F Garner AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

RECOMMENDATION

Refuse permission.

1 *The site is outside the Sutton Bridge Development Boundary in an area where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which will be contrary to Policies 7A and 9A of the Lincolnshire Structure Plan and also Long Sutton and Sutton Bridge Local Plan Policy H4. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would encourage similar proposals which would be difficult to resist.*

COMMENTS

1 Resubmission of previous refusal (H18/1250/92). Applicant wishes to occupy mobile home in connection with adjoining car repair business (which is a lawful use).

2 Conflicts with Structure Plan Policy. The site is located outside Sutton Bridge Boundary of Development and there is not a case of agricultural need.

3 In my opinion the proposal does not satisfactorily comply with the local needs policy which is not really designed to provide for mobile housing in any case. There is already an existing dwelling upon the site and an additional mobile home would appear out of character and have an unsatisfactory relationship with existing development nearby.

REPRESENTATIONS

Parish Council: No objections.

Applicant: (summarised)

- Mobile home to be occupied by applicant's son (Mr R J Garner) to enable him to be close to his car repair business which he runs from the disused farm sheds.
- R J Garner has worked for father since leaving school in 1975, helping on the farm and operating the car repair business. In 1989 and 1990 applicant suffered 3 heart attacks and has been forced to retire. Son has been in complete control of the farm vehicles, machinery and car repair business since.
- Since the refusal of permission for the mobile home a "break-in" has occurred, resulting in £5,000 worth of equipment being stolen. Thus the justification for applicant's son to be on site.
- Estimated length of time mobile home likely to be required is 5 years.

SOUTH HOLLAND D.C.
PLAN DEPT.
16 AUG 1993
F 0783/93

QUESTIONNAIRE

1 Please state the circumstances in which you require a caravan/mobile home, and the reasons for this particular site:

FOR MR. GARNERS SON TO ENABLE HIM TO BE ON SITE TO RUN HIS BUSINESS.

2 a) Who is to occupy the caravan/mobile home (eg. owner, relative, agricultural worker, etc)

R.J. GARNER — SON.

b) If not the applicant, please explain your connection with the occupier:

N/A.

3 Please estimate the length of time the caravan/mobile home is likely to be required:

5 YEARS.

4 a) Is the caravan/mobile home already on the site?

NO.

b) Is the application to continue a previous permission?

NO

c) If so, have any circumstances changed since the previous permission was granted? Please describe any differences:

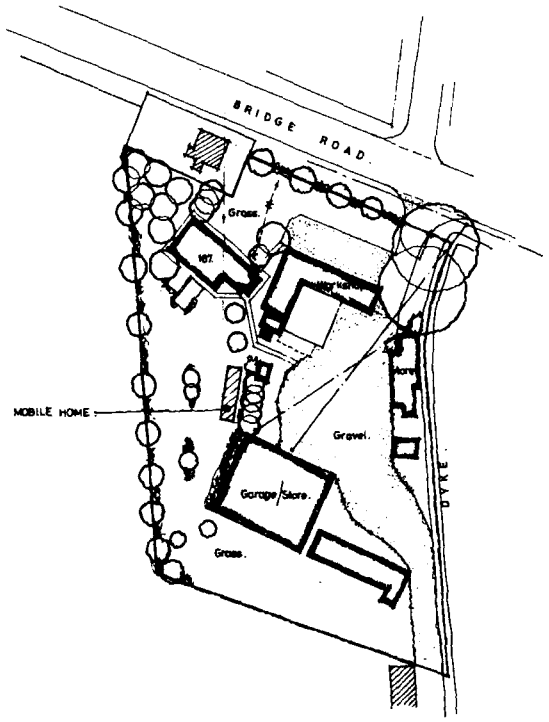
N/A.

5 Please give the size of the caravan/mobile home, if know:

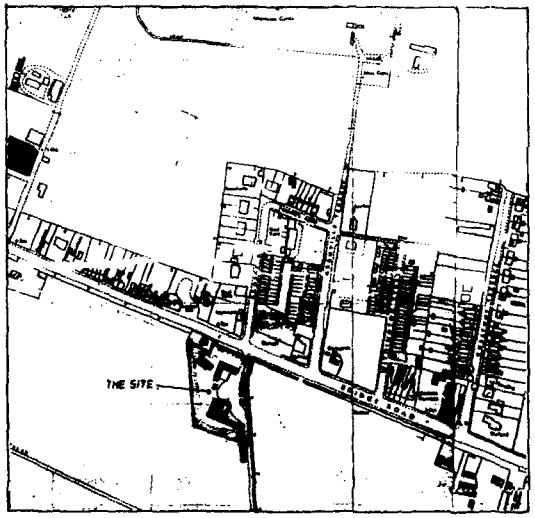
40' x 10' APPROX.

Signed: J.K. Merchant Date: 16.8.93.

(Act on behalf of A.F. GARNER).



SITE PLAN.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500.

N

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
16 AUG 1993
REF S/18.3/93

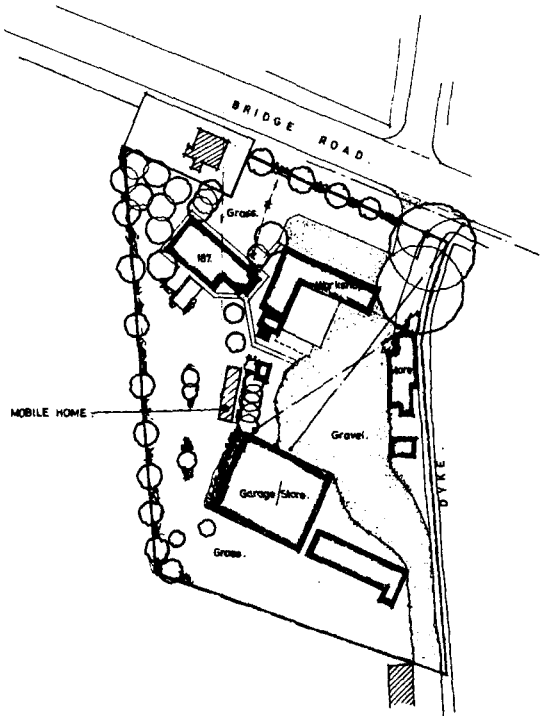
G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370000.

PROJECT:
SITING OF MOBILE HOME.

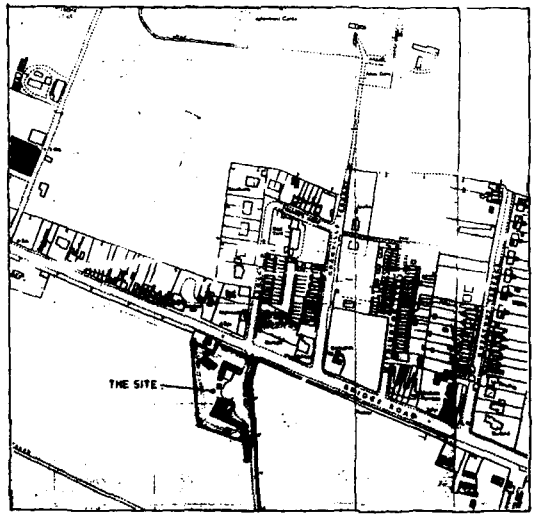
CLIENT:
A.F. GARNER.
181 BRIDGE ROAD.
SUTTON BRIDGE.
SPALDING.
LINCS.

SCALES:	DATE:
AS INDICATED.	AUG 1993.
G.R.MERCHANT	DRAWING No.: AFG.1

REVISIONS:



SITE PLAN.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500.

N

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
16 AUG 1993
REF. S/183/93

G. R. MERCHANT
LEIGS AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370883.

PROJECT:
SITING OF MOBILE HOME.

CLIENT:
A. F. GARDNER.
187, BRIDGE ROAD.
SUTTON BRIDGE.
SPALDING.
LINCS.

SCALES: AS INDICATED.
DATE: AUG 1993.

G.R.MERCHANT
DRAWING No.: AFG.1

REVISIONS: