

Town and Country Planning Act 1990

Planning Permission

Reference: H20/1075/92

Received: 10-NOV-92 Type: SEC 63 Continuation

Name: A D Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Agent: A D Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Description: Siting of mobile home

Location : Grooms Haven Jarvis Gate
Sutton St James 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 At the expiration of a period of 2 years from the date of this permission the moveable dwelling and any ancillary structures shall be removed from the site and the site reinstated to the reasonable satisfaction of the Local Planning Authority.

Reason: The site is not considered suitable as a permanent caravan site and the development may cause injury to the amenity of the locality if permitted permanently. This permission has been granted only in view of the circumstances of the case to meet the special needs of the applicant and this condition is therefore imposed to enable the Local Planning Authority to review the situation.

- 2 This permission shall be exercised only by the applicant.

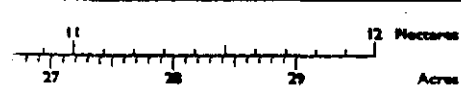
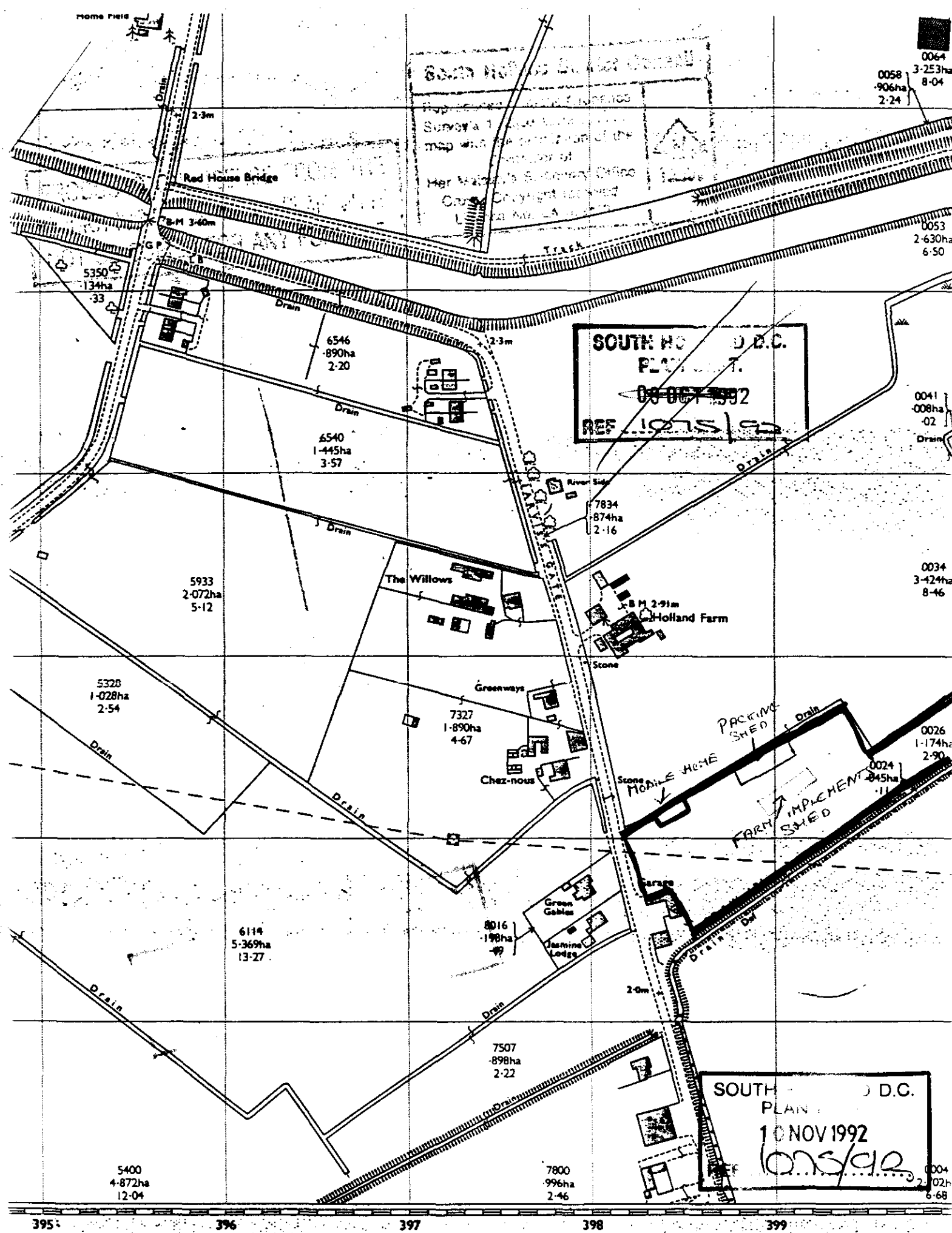
Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development, except in the interest of agriculture or where related to the use of the land. This permission has been granted, having regard to the circumstances of the case and its occupation is, therefore, confined to the applicant.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan ref: H20/1075/92 received by the Local Planning Authority on 10 November, 1992.

Director of Planning and Building Control Services
08-DEC-92 H20/1075/92

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.



One grid square on this plan represents one hectare.

Made and published by the Director General of the Ordnance Survey, Southampton

AREAS

Area measurement is to plan edge only.

The number and area, in hectares (ha) and acres, is shown within each parcel of land.

PLANNING APPLICATION

For office use only

Application No. H20/1075/92

Date Registered 09 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A.D. GROOM
GROOMS HAVEN
JARVIS GATE
SUTTON ST JAMES.

Tel. No. 094 585 627

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

* RENEWAL OF PLANNING PERMISSION
FOR MOBILE HOME.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of If you consider no fee is payable include a written explanation instead.

Signed: *A.D. Groom* Date 9.10.92

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)

✓

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

H20/0769/90

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☐
☐
☐
☐

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

sq. metres
metres
metres
metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

☐**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

Please state existing or, if vacant, the last use(s) of site.

AGRICULTURAL

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road☐

or

B. There will be a new or altered access to a public road

☐If so, name of road:
Will there be —

Individual access(es)

New estate road

☐
☐

C. What provision will be made for garages or parking within the site?

HARD STANDING

TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees☒

B. The proposal does involve the felling of one or more trees

☐

➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒

SOAK-AWAY

NO

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☒

➡ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public right of way

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐

➡ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s)

Is this application related to a previous submission?

☐

Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

BUILDING BUNGALOW ON SITE.

NEED TO LIVE IN CARAVAN

TILL COMPLETED.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

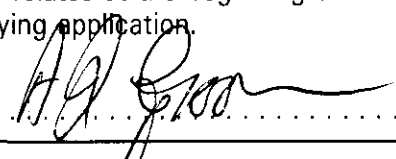
2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed  (Applicant / Agent) Date 9-10-92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

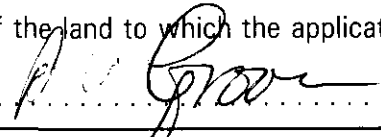
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

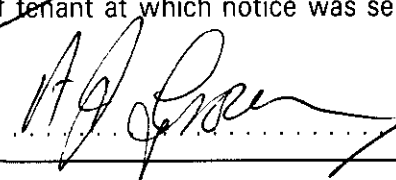
Signed  (Applicant / Agent) Date

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name: NOT APPLICABLE

Address of tenant at which notice was served:

State Date notice served:

Signed  (Applicant / Agent) Date 9-10-92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by
Date

DMG

21/10

Notice posted by
Date

DMG

21/10

Accuracy

Other

Mobile home currently on site. Polythene sheeted
land. Existing access. Some lands empty on site. Open
country side

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

Case Officer Conclusions

ES (walled) plot
DMG 4/11

Essentially renewal of previous permission (Ref 769/010)
Circumstances do not appear to have significantly altered.
No objections raised therefore.

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstance
viz:

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer [Signature]

Case Officer Recommendation

Approve

Refuse

Signed [Signature]

Conditions/Reasons

At the expiration of a period of two years from the date of this permission the moveable dwelling and any auxiliary structures shall be removed from the site and the site reinstated to the reasonable satisfaction of the Local Planning Authority.

Reason: (a) The site is not considered suitable as a permanent caravan site and the development may cause injury to the amenity of the locality if permitted permanently. This permission has been granted only in view of the circumstances of the case to meet the special needs of the applicant and this condition is therefore imposed to enable the Local Planning Authority to review the situation.

(b) The site is not considered suitable as a permanent caravan site and permission has been granted only to meet the temporary needs of the applicant, namely to accommodate to establish a viable horticultural unit.

- ② This permission shall be exercised only by the applicant.

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 interest of agriculture or where related to the use of the land. This permission has been granted having regard to the circumstances of the case and its occupation is, therefore, confined to the applicant.

Notes

- ① SN1 — Amended plan Ref H20/1073/92 rectd by the LPA on 10 Nov 1992.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Other

Scale drawing

Highway S/W

Agric appraisal

Precise details,
for non-standard
direction:

① The mobile home does not appear to be located in the position shown. 4 x 1:2500 overhead plans are therefore required showing it in the correct location.
② Please complete the enclosed questionnaire.
③ Has work on the bungalow commenced and if so who is completing it?

Senior Officer authorised:

Sent:

23/10

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed: DMG

Further direction:

Precise details:

Amended description:

Siting of mobile home

New valid date: 10.11.92

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant: Name.....

Other:

Order No

Case Officer

DMG

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £

Receipt Issued

Date first Rec'd

SS A781

09 OCT 1992

Registration

Reference

Cross-Ref

H20/1075/92

Date 28/10/92

Validation

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg. No. 121 5277 01

Receipt No. 5270

Date:

9.10.92

RECEIVED

From:

A.D. Groom

On behalf of

In respect of:

Publications

Information (inc. VAT)

Site location plans (1 sets)

Other

£

£

£ 10.00

£

Signed

[Signature]

(Authorised Collector)

TOTAL SUM RECEIVED: Cash/Cheque

£ 10.00

Refund

Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets

265

OS No's

Grid ref

539100 319230

Ward

W

Parish

SSJ

Inside IBD

NO

Inside LP area

NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

512
736

Linked to property

Ref

Planning Records:
Earlier apps

769/90

812/92

248/91

129/89

710/90

B Reg Records:

Already submitted - Ref

Request

Requested

[Handwritten notes]

BRIAN SMITH TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H20/1075/92

Type: SECTION 63

Applicant: A D Groom
Tel: 094 585627

Agent: A D Groom
094 585627

Description: Siting of mobile home

Location: Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Valid date: 10-NOV-92
Target dates:
To case officer 17-NOV-92
Inspected by 20-NOV-92
Extra contacts 24-NOV-92
Report if not clear by 15-DEC-92

Terminal date: 05-JAN-93
Target Committee: 18-NOV-92
Report deadline: 04-NOV-92
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:

Category:

Listed building:

Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	11-NOV-92	25-NOV-92
Cllr Mrs E O Hall-Pa 0945 700 829	11-NOV-92	25-NOV-92
Site/Press Advert MIN	17-NOV-92	08-DEC-92

L.C.C. - no objection fees

12

3

SITE DETAILS

Grid ref: 539900 319230
OS Sheets: 265

Parcel:

BRIAN SMITH TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H20/1075/92

Type: SECTION 63

Applicant: A D Groom
Tel: 094 585627

Agent: A D Groom
094 585627

Description: Siting of mobile home (renewal
of planning permission
H20/0769/90)

Location: Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Valid date: 09-OCT-92
Target dates:
To case officer 14-OCT-92
Inspected by 19-OCT-92
Extra contacts 24-OCT-92
Report if not clear by 13-NOV-92

Terminal date: 04-DEC-92
Target Committee: 18-NOV-92
Report deadline: 04-NOV-92
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J	0406 22161	16-OCT-92
Cllr Mrs E O Hall-Pa	0945 700 829	16-OCT-92
Site/Press Advert MIN		13-OCT-92

LCC - no objection for 22/10/92.

SITE DETAILS

Grid ref: 539900 319230
OS Sheets: 265

Parcel:

QUESTIONNAIRE

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

To live in while the bungalow
is being built.

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

OWNER

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

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

Two Years.

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

YES

- (b) Is the application to continue a previous permission?

YES

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

NO

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

10' x 27'

Signed *A. Brown*

Date *2-16-92*...

JRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

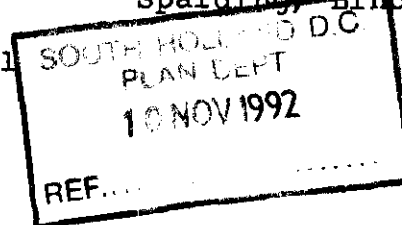


Application no: H20/1075/92

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Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Agent: A D Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Description: Siting of mobile home (renewal
of planning permission
H20/0769/90)



Location: Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Type: SECTION 63

Date received: 09-OCT-92

04-NOV-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

The mobile home needs to be sited correctly on the enclosed plans.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

A Maxwell
Principal Planning Officer

ARIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H20/1075/92

Applicant: A D Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

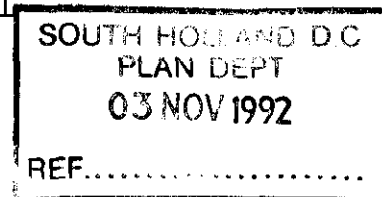
Agent: A D Groom
Grooms Haven
Jarvis Gate
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Spalding, Lincs

Description: Siting of mobile home (renewal
of planning permission
H20/0769/90)

Location: Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Type: SECTION 63

Date received: 09-OCT-92



23-OCT-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

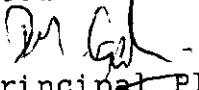
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

- The mobile home does not appear to be located in the position shown. Four 1:2500 amended plans are, therefore, required showing it in the correct location and also other buildings upon the site.
- Please complete the enclosed questionnaire.

- Has work on the bungalow commenced and if so who is constructing it? Please return one copy of this letter with your reply to enable me to deal with this application without further delay.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully


Principal Planning Officer

APPLICATION NO
H20/1075/92.

Crooms Haven
Jarvis Gate
Sutton St James.
Spotling Lines PE120EP.
2-11-92.

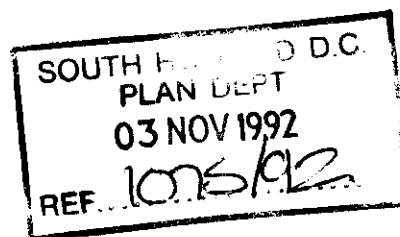
Dear Mr. Geadney.

If you would
return the four plans I will amend
them.

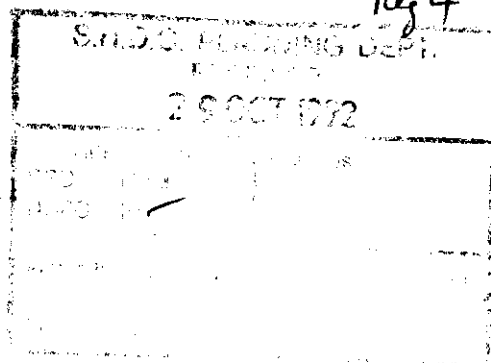
Work has commenced on the bungalow,
which I am building myself with
the help of people from the building
trade.

Yours faithfully.

A Broom



B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



*National Rivers Authority
Anglian Region*

26 October 1992

Our Ref: GT/92/1/SH/0297

Dear Sir

PLANNING APPLICATION NO H20/1075/92
FOR PROPOSED SITING OF A MOBILE HOME
AT GROOMSHAVEN, JARVIS GATE, SUTTON ST JAMES
FOR A D GROOM

With regard to the above-mentioned application received on 22 October 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

- a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.
- b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.
- c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

cont /

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

2 /



Our Ref: GT/92/1/SH/0297

- d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Yours faithfully

A handwritten signature in dark ink, appearing to read "R F Morgan".

R F Morgan
Planning Engineer

cc: A D Groom
Grooms Haven
Jarvis Gate
Sutton St James
SPALDING
Lincs

MV

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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Agent: A D Groom
Grooms Haven
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Sutton St James
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Description: Siting of mobile home (renewal of planning permission
H20/0769/90)

Location: Grooms Haven Jarvis Gate
Sutton St James Spalding, Lincs

Type: SECTION 63

Date received: 09-OCT-92

16-OCT-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-OCT-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully

B SMITH

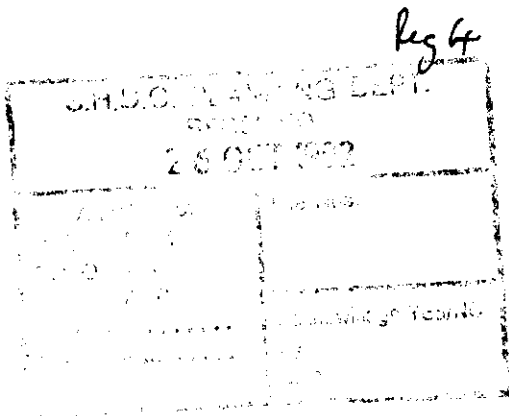
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

FOR PARISH COUNCIL USE ONLY

Comments: *no objection*

Signed: *J T Gurn*



MIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H20/1075/92

Applicant: A D Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Agent: A D Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding, Lincs

Description: Siting of mobile home (renewal of planning permission
H20/0769/90)

Location: Grooms Haven Jarvis Gate
Sutton St James Spalding, Lincs

Type: SECTION 63

Date received: 09-OCT-92

16-OCT-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-OCT-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Sutton St James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

FOR PARISH COUNCIL USE ONLY

Comments: *No objection*

Signed:

