APPLICATION NO. : H/2011/0191

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/1116/91 Received:18-NOV-91 Type:FULL

Name: Mr. & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St. James
Spalding, Lincs

Agent: Mr. & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St. James
Spalding, Lincs

Description: Use of land for siting of residential caravan

Location : Sutton Hovels Corner of Jarvis Gate & Broad Gate, Sutton St James 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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

2 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. 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.

3 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 336 of the Town and Country Planning Act 1990, or a dependant 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.

4 At the expiration of a period of three years from the date of this permission the residential caravan and any ancillary structures shall be removed from the site and the site reinstated to its former condition,

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

unless planning permission is obtained for its retention.

Reason: To enable the Local Planning Authority to monitor the establishment of the holding and to reassess whether there is an essential agricultural/horticultural need for the development.

Notes to Applicant:

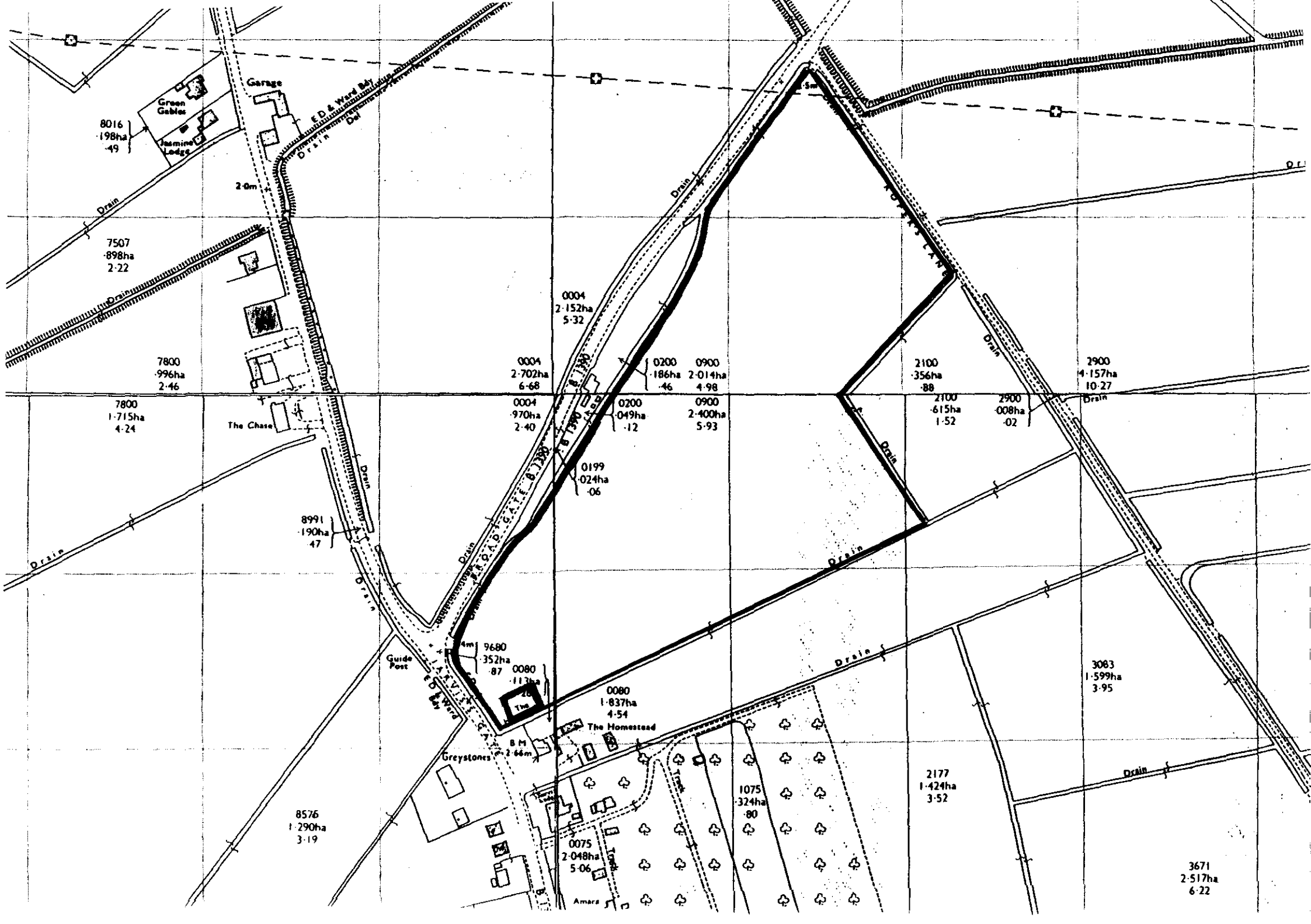
Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Director of Planning and Building Control Services
12-MAY-92 H20/1116/91

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)


Garage
Green Gables
Jasmine Lodge
8016
·198ha
·49
E D & Ward Bdy
Drain
2·0m
Drain
7507
·898ha
2·22
Drain
7800
·996ha
2·46
7800
1·715ha
4·24
The Chase
0004
2·702ha
6·68
0004
·970ha
2·40
0004
2·152ha
5·32
0200
·186ha
·46
0900
2·014ha
4·98
0200
·049ha
·12
0900
2·400ha
5·93
0199
·024ha
·06
2100
·356ha
·88
2100
·615ha
1·52
2900
4·157ha
10·27
2900
·008ha
·02
Drain
8991
·190ha
·47
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Guide Post
9680
·352ha
·87
0080
·113ha
0080
1·837ha
4·54
The Homestead
Greystones
B M
2·66m
3083
1·599ha
3·95
2177
1·424ha
3·52
1075
·324ha
·80
8576
1·290ha
3·19
0075
2·048ha
5·06
Amara
3671
2·517ha
6·22

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/1116/91.

Date Registered 18 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs W.S. GROOM
GROOMS HAVEN, JARVIS GATE, Sutton St James
Spalding

Tel. No. 094585 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 Jarvis Gate and Sutton Hovels, Corner of Broad Gate Sutton St James

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Use of land for siting of residential CARAVAN

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92 If you consider no fee is payable include a written explanation instead.

Signed. M. Groom W.S. Groom Date. 24.6.91 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 works (✓) → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application

Please state Site Area 5 (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

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 building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use. ☐

B. If new dwellings are proposed, please state how many: CARAVAN

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURAL LAND

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. 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?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of 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 ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	YES ✓	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ 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.	NO	→ Date: Consultee(s):

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.
Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser) — owners

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.** You can use the notice at the bottom of the form to send to the owner. (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 H. Groom W J Groom (Applicant/Agent) Date 24-6-91

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 H. Groom W J Groom (Applicant/Agent) Date 24-6-91

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.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lan
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92.....

Receipt Issued ..... No. 1249.

Date First Received 18.11.91.....

REGISTRATION

REFERENCE ....H20/1116/91.....

Cross-Ref .....N/A.....

Date.....

VALIDATION Date.....

Type ....Full..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace ..0.....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 92... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 21.1....

Index Sheets 293 OS Nos ..... Grid Ref 539770 319830

Ward ..W.. Parish ...SSJ..... TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD ..N.C Inside LP Area..N.C Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..121.... Linked to property.....Ref.....

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

TRANSPARENCY INSTRUCTIONS

COMMITTEE :

APPLICATION NO : 1116/91 CASE OFFICER : D M G

SITE 1:2500 1.50 000	✓	ELEVATION –	
	✓	N [ ] E [ ]	FLOOR [ ]
		S [ ] W [ ]	PLAN
BLOCK (amended _____)		FRONT [ ] REAR [ ]	SIDE [ ]

ALSO SHOW :		
		CONSERVATION AREA
	✓	I B D
		T P O or TREES
		PHOTOGRAPHS
		OBJECTORS
		PREVIOUS APPLICATION SITES- NO.s 248/91

ANY OTHER REQUIREMENTS :

_____

_____

Confirmed (DPO/DDPO)_____

TH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: Invalid 1603 DATE RECEIVED: 26 07 91

APPLICANT: Mr & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding
Lincs

AGENT:

DESCRIPTION OF DEVELOPMENT : Caravan

LOCATION: Sutton Hovels, corner of Jarvis Gate and Broadgate, Sutton St James

2 July 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

Four copies of a 1:2500 site location plan are required, showing the site clearly outlined in red, and any other land in the applicants ownership outlined in blue. (Copies can be purchased from this office if you call in to identify the site).

The policy of the Council requires applicants submitting proposals for dwellings in connection with agriculture to support their case with an agricultural appraisal report prepared by ADAS (or in exceptional circumstances by a similar authoritative body).

You are, therefore, advised to contact ADAS if you have not already done so at the:

Ministry of Agriculture, Fisheries and Food
Ceres House
2 Searby Road
Lincoln

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

District Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

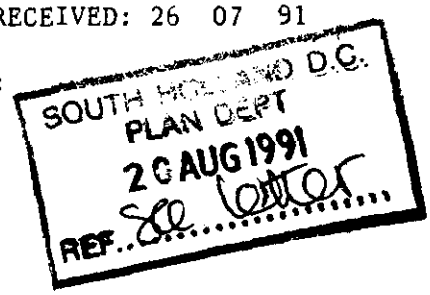
B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 61161

APPLICATION REFERENCE: Invalid 1603

DATE RECEIVED: 26 07 91

APPLICANT: Mr & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding
Lincs

AGENT:



DESCRIPTION OF DEVELOPMENT : Caravan

LOCATION: Sutton Hovels, corner of Jarvis Gate and Broadgate, Sutton St James

8 August 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I refer to my letter of 2 July 1991 relating to the above and should be obliged if you would inform me as to whether you are yet in a position to submit the agricultural appraisal as requested.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

B. Smith

District Planning Officer

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: Invalid 1603 ✓ DATE RECEIVED: 26/7/91

APPLICANT: Mr & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding
Lincs

AGENT:

DESCRIPTION OF DEVELOPMENT : Caravan

LOCATION: Sutton Hovels, Corner of Jarvis Gate and Broadgate, Sutton St James

14 November 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I refer to the above and return herewith all documents until such time as the application can be submitted with the information as requested on 2 July, 1991.

Arrangements have been made for the submitted fee of £92.00 to be refunded.

Yours faithfully

A C PICKERING
PRINCIPAL ADMINISTRATION OFFICER

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

Application Validated before cheque refunded.

?

Do you know about this one

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: Invalid 1603 ✓ DATE RECEIVED: 26/7/91

APPLICANT: Mr & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding
Lincs

AGENT:

DESCRIPTION OF DEVELOPMENT : Caravan

LOCATION: Sutton Hovels, Corner of Jarvis Gate and Broadgate, Sutton St James

14 November 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I refer to the above and return herewith all documents until such time as the application can be submitted with the information as requested on 2 July, 1991.

Arrangements have been made for the submitted fee of £92.00 to be refunded.

Yours faithfully

A C PICKERING
PRINCIPAL ADMINISTRATION OFFICER

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

Application Validated before cheque refunded.

?

Do you know about this one?

REF: INVALID 1603

Grooms Haven
Davis Gate
Sutton St James
Spalding
Lincs PE12 0EP

17-8-91

Dear Sir,

We have every wish to continue with the application. We are in touch with ADAS and when we have the agricultural appraisal we will forward it to you immediately

Yours M. Groom.

SOUTH HOLLAND D.C.
PLAN DEPT
20 AUG 1991
REF.....

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Com

Application no: H20/1116/91 Type: FULL

Applicant: Mr. & Mrs W J Groom
Tel: 0945 85 627

Agent: Mr. & Mrs W J Groom
0945 85 627

Description: Use of land for siting of residential caravan

Location: Sutton Hovels
Corner of Jarvis Gate &
Broad Gate, Sutton St James
Spalding, Lincs

Valid date: 18-NOV-91
Target dates:
To case officer 23-NOV-91
Inspected by 28-NOV-91
Extra contacts 03-DEC-91
Report if not clear by 23-DEC-91

Terminal date: 13-JAN-92
Target Committee: 02-JAN-92
Report deadline: 19-DEC-91

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 0 M2
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Sutton St J 0406 22161	22-NOV-91	06-DEC-91	Comments
Cllr Mrs E O Hall-Pa 0945 700 829	22-NOV-91	06-DEC-91	
L. C. C - No objections JKC 5/12/91			
"Greystones", Jarvis Gate.	06-DEC-91	20-DEC-91.	
"The Homestead", Jarvis Gate.	06-DEC-91	20-DEC-91.	

SITE DETAILS

Grid ref: 539970 318820
OS Sheets: 283 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H20/1116/91 Received:18-NOV-91 Type:FULL

Name: Mr. & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St. James
Spalding, Lincs

Agent: Mr. & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St. James
Spalding, Lincs

Description: Use of land for siting of residential caravan

Location : Sutton Hovels Corner of Jarvis Gate & Broad Gate, Sutton St James Spalding, Lincs

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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. 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 336 of the Town and Country Planning Act 1990, 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 At the expiration of a period of three years from the date of this permission the residential caravan and any ancillary structures shall be removed from the site and the site reinstated to its former condition, unless planning permission is obtained for its retention.

Reason: To enable the Local Planning Authority to monitor the establishment of the holding and to reassess whether there is an essential agricultural/horticultural need for the development.

Notes to Applicant:

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

Authorised to issue:

14-APR-92 H20/1116/91 AD..SAH 9/4/92..DC.....

I don't see the access clearance required on the plan

14/4

Mr & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding
Lincs

Mr D M Gedney

DMG/JP/H20/1116/91

10 December, 1991

Dear Sir & Madam

Planning Application H20/1116/91 - Use of land for siting of residential caravan, Sutton Hovels, corner of Jarvis Gate and Broadgate, Sutton St James

I refer to the above planning application submitted by yourselves.

It is noted that planning permission was recently granted approximately 400 yards further along Jarvis Gate for a bungalow in connection with agriculture (H20/0248/91). This application was submitted by Mr A D Green.

I wonder, therefore, whether you could explain the relationship between the two applications/sites and whether they are associated with each other in any way.

I look forward to your response in respect of the above as soon as possible, so that I am in a position to proceed with the application.

Yours faithfully

DMG

N R MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

Consultations

Greystones, Jarvis Gate - Post
The Homestead, —"— "

Site Notes

5 polytunnels currently on site, along with mobile home.
Planting carried out along boundaries. Horse to south. Landscaping on boundary. Bungalow opposite.

Recommendation - Ps. checked access (site photograph) [redacted] - Considered satisfactory (existing access was in this position). Applicants have stated on form that there will not be a new access, etc.

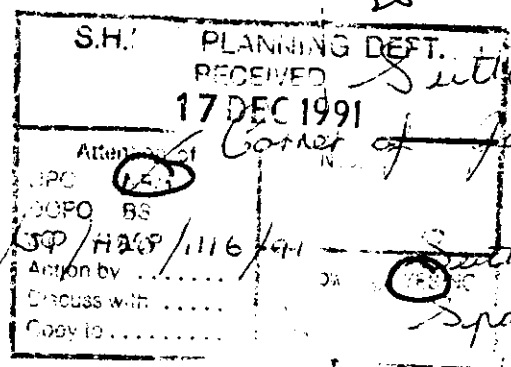
DPO authorised. Consent.

1 SC21 - (Landscaping Scheme).
2 SC27 - (Implementation of Planting).
3 SC39 - (Agricultural Habitation).
4 At the expiration of a period of three years from the date of this permission the residential caravan and any ancillary structures shall be removed from the site and the site reinstated to its former condition, unless planning permission is obtained for its retention.

Reasons
1-3 Standard.
4 To enable the Local Planning Authority to monitor the establishment of the holding and to reassess whether there is an essential agricultural/horticultural need for the development.

N-

DG



Sutton Hawks
Corner of Jarvis Gate
Broadgate
Sutton St James
Spalding
Lines PE12 0EP

REF
DMG/SP/H26P/1116/91

Dear Sir.

In answer to your recent letter dated Dec. 10.

The planning permission granted recently was to our twenty five year old Son, Mr A.D. Groom, who is the sole owner of Grooms Haven.

We planned at one stage to liase with him and work the land between us, we then realized that we needed more land to make the business more profitable

We have Journals to buy
Sutton Howls for ourselves,
which is next by, and plan
to run it as a market garden.
Last Summer we started
farm gate sales and are slowly
building up our business here.
yours faithfully
M Groom (Mrs).

b When we purchased the land it was open farm land being used for a crop of calabrese.

We have since planted hedging, ornamental trees and are growing salad crops.

We have erected five poly tunnels and are growing peppers, tomatoes and flowers in them, we hope to erect more tunnels in the near future to expand into more intensive cropping.

The caravan is needed for security of the premises and to enable us to be on hand at all times to water and care for the crops properly.

APPLICATION REFERENCE: H20/1116/91 DATE RECEIVED: 18 11 91

APPLICANT: Mr & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St James
Spalding
Lincs

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 21 JAN 1992

TYPE: Full

DESCRIPTION: Use of land for siting of residential caravan

LOCATION: Sutton Hovels, Corner of Jarvis Gate & Broad Gate, Sutton St James

Parish Council: Applicants seem to be running the horticultural business satisfactorily, but concerned that they have planning permission some 400 yards further down Jarvis Gate. Otherwise, have no objections.

County Highways: No objections.

A.D.A.S. (summarised)

- Mr & Mrs Groom own approximately 12.25 acres of land. Land equipped with approximately 5500 square feet of polythene tunnel structures.
- In 1992, applicants intend to increase area of polythene tunnels to approximately 7500 square feet. It is also intended to erect a 60 feet by 30 feet general purpose building.
- The applicants carry out the work on the unit with part-time assistance.
- Caravan occupied by applicants and their two sons.
- Applicants need to reside on the subject site to enable the unit to be operated in an efficient manner.
- An expanded horticultural business of a scale and type proposed would have the potential to provide a suitably skilled and experienced occupier with a sufficient livelihood.
- Such a unit would be capable of providing full-time work for at least one person.
- Would normally be necessary for a suitably skilled and experienced person to reside on such an equipped, viable and full-time unit for operational, managerial and security reasons.

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Structure Plan Policy 7A.

PLANNING ISSUES

1 The determining issue in this particular case is whether the proposal is acceptable on policy grounds.

2 The application is retrospective since the mobile home is already in position. The site forms part of an overall area of land approximately 5 hectrares (12.25 acres) in size. Residential development is located to the south and also opposite.

3 It should be noted that the applicants son (Mr A D Groom) has received planning permission for a bungalow in connection with agriculture approximately 400 yards further along Jarvis Gate (H20/0248/91). The applicants have stated that at one stage they planned to live with him and give him assistance. However, it was then realised that there would be insufficient land to make the business profitable for both parties. Consequently, the applicants bought this particular site and plan to run it as a market garden.

CONCLUSIONS

1 A.D.A.S. have stated that an expanded horticultural business of the scale and type proposed would have the potential to provide a suitably skilled and experienced occupier with a sufficient livelihood. Given this fact and also that the site is still developing, it is my opinion that permission should be granted for a three year period. This would then enable the local planning authority to reassess the situation in respect of viability, etc.

2 It is recommended also that the applicant be requested to enter into a planning obligation covenanting not to dispose of the holding separately from the caravan.

RECOMMENDATION -

(A) That the applicant be invited to enter into a planning obligation under Section 106 of the Planning Act agreeing not to dispose of the holding separately from the site of the caravan.

(B) Grant Permission.

1 SC21 - (Landscaping Scheme).

2 SC27 - (Implementation of Planting).

3 SC39 - (Agricultural Habitation).

4 At the expiration of a period of three years from the date of this permission the residential caravan and any ancillary structures shall be removed from the site and the site reinstated to its former condition, unless planning permission is obtained for its retention.

Reasons

1-3 Standard.

4 To enable the Local Planning Authority to monitor the establishment of the holding and to reassess whether there is an essential agricultural/horticultural need for the development.

---

58. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H09/1332/91 J Pateman & A Candler	O.A.	Building plot at Creewood Close, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H16/0954/91 Mr & Mrs P Chapman	New bungalow with siting of a temporary caravan until building complete (Outline planning H16/1519/88) on land adjoining 99 Pinchbeck Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H11/1135/91 Broadgate Builders	Change of use from Class A1 (shop) to Class A3 (Food & Drink) at 14 Market Street, Long Sutton.

(Pending a site inspection to assess the suitability of the site and premises for use under Class A3 of the Town and Country Planning (Use Classes) Order 1987.)

(d) **Applications Approved Subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H06/1045/91 Mrs S E Scrimshaw	Dwelling, double garage and six stables at The Old Rectory, Church End, Gedney.

(To (i) restrict the occupancy of the dwelling to a person or persons employed in connection with the use permitted under reference H06/1392/90 and (ii) ensure that the dwelling is not occupied until the six traditional stables have been erected and are ready for use.)

H20/1116/91 Mr & Mrs W J Groom DG	Use of land for siting of residential caravan at Sutton Hovels, Corner of Jarvis Gate and Broad Gate, Sutton St James.

(To ensure that the agricultural holding is not sold or otherwise disposed of separately from the site of the caravan.)

(It was also agreed that access arrangements would be clarified in respect of the site.)

H05/1130/91 A J Congreve	Change of use from previously agricultural land to parking for two goods vehicles and trailers at Torrington Lodge, Torrington Lane, Fleet Church End.

(To ensure that the parking is limited to one heavy goods vehicle tractor unit and one trailer.)

REF H20/1116/91

Sutton Hawls
Corner of Jarvis Gate
& Broad Gate.
Sutton St James
Spalding Lincs

Dear Mr Geedney.

Regarding planning permission for a caravan at Sutton Hawls.

We agree to the restriction that none of the land can be sold off separate, from the side of the caravan.

Yours faithfully
M. Groom.

S.H.D.C. PLANNING DEPT.
RECEIVED
12 FEB 1992
Attention of
DPO MEM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Files Nos.
Acknowledge YES/NO
Date 2/2.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: D Gedney
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: DG/JJ H20/1116/91

Your Ref:

Date: 12th February 1992

H20/1116/91 - MR AND MRS W J GROOM,
USE OF LAND FOR SITING OF RESIDENTIAL CARAVAN,
SUTTON HOVELS, CORNER OF JARVIS GATE AND BROADGATE, SUTTON ST JAMES.

It was resolved at the Planning Committee of 21st January 1992 that the above be granted subject to the applicants first entering into a Planning Obligation.

In order that you may prepare the necessary documentation please find enclosed:-

a) Four 1:2500 site location plans indicating the curtilage of the site edged red, the subject of the Agreement with the surrounding land edged blue.

b) A copy of the Planning Application form.

c) Confirmation that the applicant is willing to enter into such an Agreement.

D Gedney
Planning Assistant

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: PC/PK/PL 571

REF: DG/JJ

DATE: 25th March, 1992

SUBJECT: PLANNING APPLICATION NO. H20/1116/91 : USE OF LAND FOR SITING OF RESIDENTIAL CARAVAN SUTTON HOVELS, JARVIS GATE/ BROADGATE, SUTTON ST. JAMES.

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1992 DG

Attention of	File Nos
DPO NRM	
DOPO BS	
JC ACP	
Action by	
Discuss with	
Copy to	

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

WILLIAM JAMES GROOM

and

MARGARET FLORENCE GROOM

re

land at Sutton Hovels, Jarvis Gate/
Broadgate, Sutton St. James

I hereby certify that this is a true copy
of the planning obligation relating
to land at Sutton Hovels, Jarvis Gate/
Broadgate, Sutton St. James

R.66

.....
Director of Administration

THIS DEED is made the 25th day of March One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and WILLIAM JAMES GROOM and MARGARET FLORENCE GROOM of Grooms Haven Jarvis Gate Sutton St James (hereinafter called "the Owners") 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 Owners are the owners in fee simple in possession (free from incumbrances) of the Land

(3) The Owners have by application dated the twenty fourth day of June one thousand nine hundred and ninety-one applied to the Council for planning permission for the use of land for siting of a residential caravan on the land edged red on the plan annexed heretoto in accordance with the plans and particulars supplied therewith under planning reference H20/1116/91 ("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

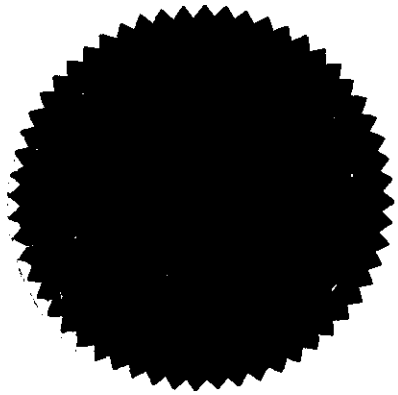
(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

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

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

Chairman of the Council

Director of Administration



5492

SIGNED AS A DEED by the said) W J Groom
WILLIAM JAMES GROOM)
in the presence of:-)

Witness E R Bailey

Address CHEZ NOUS
JARVIS GATE
SUTTON ST JAMES

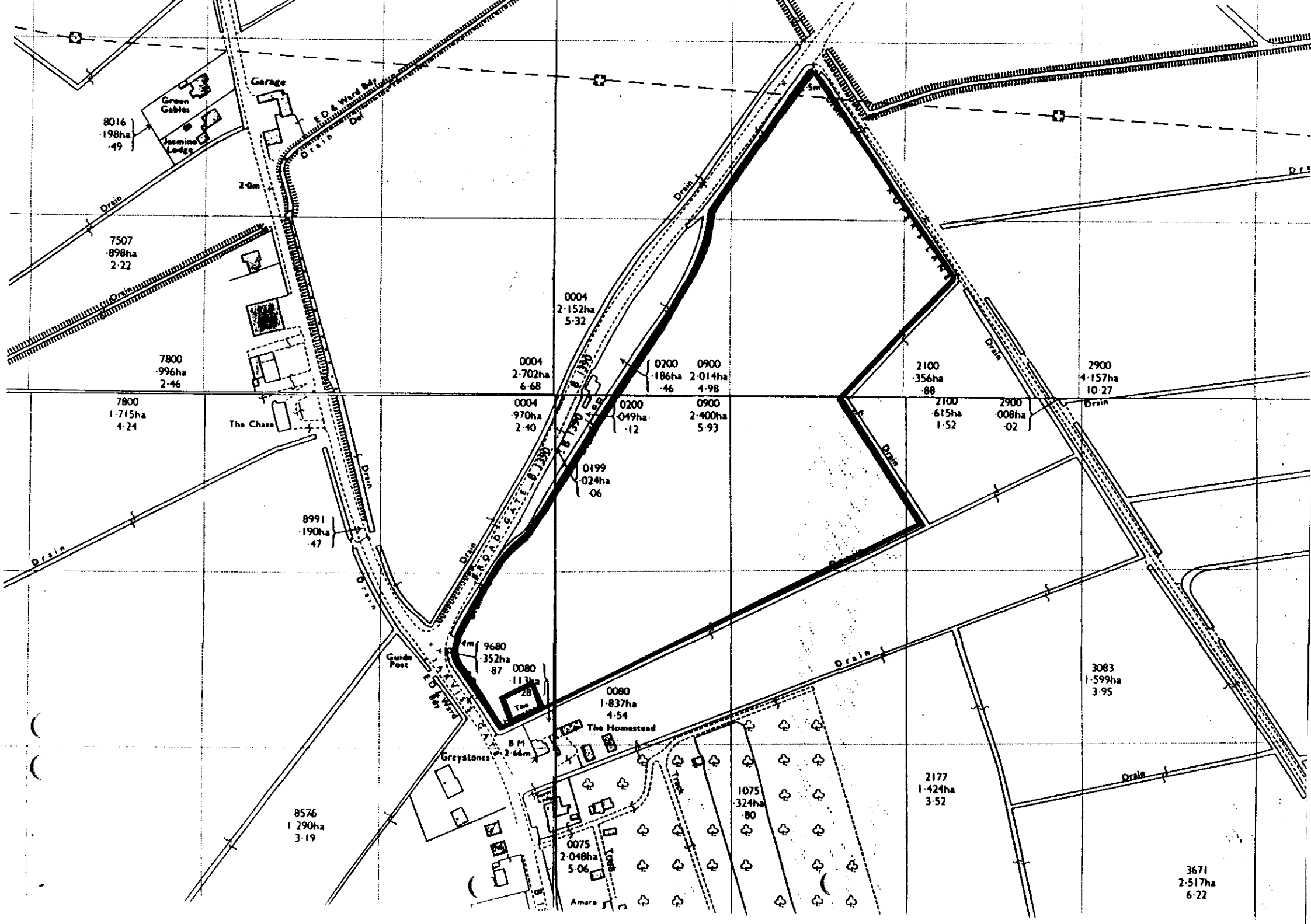
Occupation FARMER.

SIGNED AS A DEED by the said) M. Groom.
MARGARET FLORENCE GROOM)
in the presence of:-)

Witness E R Bailey.

Address CHEZ NOUS
JARVIS GATE
SUTTON ST JAMES

Occupation FARMER


Garage
Green Gables
Jasmine Lodge
8016
·198ha
·49
E.D. & Ward Bdy
Drain
2·0m
Drain
7507
·898ha
2·22
Drain
7800
·996ha
2·46
7800
1·715ha
4·24
The Chase
0004
2·152ha
5·32
0004
2·702ha
6·68
0004
·970ha
2·40
0200
·186ha
·46
0900
2·014ha
4·98
0200
·049ha
·12
0900
2·400ha
5·93
0199
·024ha
·06
B.1390
Drain
Drain
Drain
Drain
2100
·356ha
·88
2900
4·157ha
10·27
2100
·615ha
1·52
2900
·008ha
·02
Drain
Drain
8991
·190ha
47
Drain
Drain
Drain
9680
·352ha
·87
0080
·113ha
28
Guide Post
Ward Bdy
0080
1·837ha
4·54
The Homestead
8 M
2·66m
Greystones
Drain
3083
1·599ha
3·95
Drain
2177
1·424ha
3·52
1075
·324ha
·80
Track
8576
1·290ha
3·19
0075
2·048ha
5·06
Track
Amara
3671
2·517ha
6·22

PG.

S.H.D.C. PLANNING DEPT.
RECEIVED
24 DEC 1991

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

NRA

National Rivers Authority
Anglian Region

19 December 1991

Our Ref: GT/91/1/SH/267

Dear Sir

PLANNING APPLICATION NO. H20/1116/91
USE OF LAND FOR SITING OF RESIDENTIAL CARAVAN AT SUTTON HOVELS CORNER OF JARVIS GATE & BROAD GATE, SUTTON ST JAMES, SPALDING, FOR MR & MRS W J GROOM

With regard to the above-mentioned application received on 13 December 1991, 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.

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

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

/contd...

DR. KEVIN BOND
Regional General Manager

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

2. /contd....

NRA

GT/91/1/SH/267

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

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.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc. Mr & Mrs W J Groom, Grooms Haven, Jarvis Gate, Sutton St James, Spalding, Lincs.

DES

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-G/1116/91/JAM

Your Ref.

Date 12 December 1991

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
File Nos.
YES/NO

Dear Sir,

FULL PLANNING APPLICATION - RESIDENTIAL CARAVAN "SUTTON HOVELS", JARVIS GATE, SUTTON ST. JAMES

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution subject to 10% engineering fees and V.A.T., towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Mr. W. J. Groom,
Grooms Haven,
Jarvis Gate,
Sutton St. James,
Spalding, Lincs.

BRIAN [illegible] Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/1116/91

Applicant: Mr. & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St. James
Spalding, Lincs

Agent: Mr. & Mrs W J Groom
Grooms Haven
Jarvis Gate
Sutton St. James
Spalding, Lincs

Description: Use of land for siting of residential caravan

Location: Sutton Hovels Corner of Jarvis Gate & Broad Gate, Sutton St James Spalding, Lincs

Type: FULL

Date received: 18-NOV-91

22-NOV-91

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 07-DEC-91. 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

DG
S.H.D.C. PLANNING DEPT.
RECEIVED
28 NOV 1991
Attention of
DPO NSM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

FOR PARISH COUNCIL USE ONLY

Comments: HRA Mrs Groom seem to be running the Horticultural business satisfactorily, but my council are concerned that they have planning permission some 400yds further down Jarvis Gate, otherwise we have no objection.

Signed: J E Garner

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : ..... BC ref : 3 Stark

Type : .....~~OUTLINE~~ FULL....

First received : 26 JUN 1991.

VALID : 18 NOV 1991

VALIDATION

Submission incomplete: Forms ☐
Certificate ☐
Site plans ☐ ?
Fees ☐
Section 26 ☐
Other ☐

Requested.....

INVALID REF: 1603

Financial:

CORRECT FEE £ 92
Submitted fee £92
Additional fee £
Refund needed £92 Stopped 18/11/91 Doc Received

P249

Receipt no.9695

Receipt no..

Month..NOV..91

Non-fee earning - ~~type~~
previous app ☐ ref:
other ☐

INFORMATION

Site area H
Floorspace M
No of dwellings

Plotted.....

Location -

Index sheet no .....

Grid ref .....

Ward .....

Parish .....

Local Plan area .....

IBD Inside/Outside

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

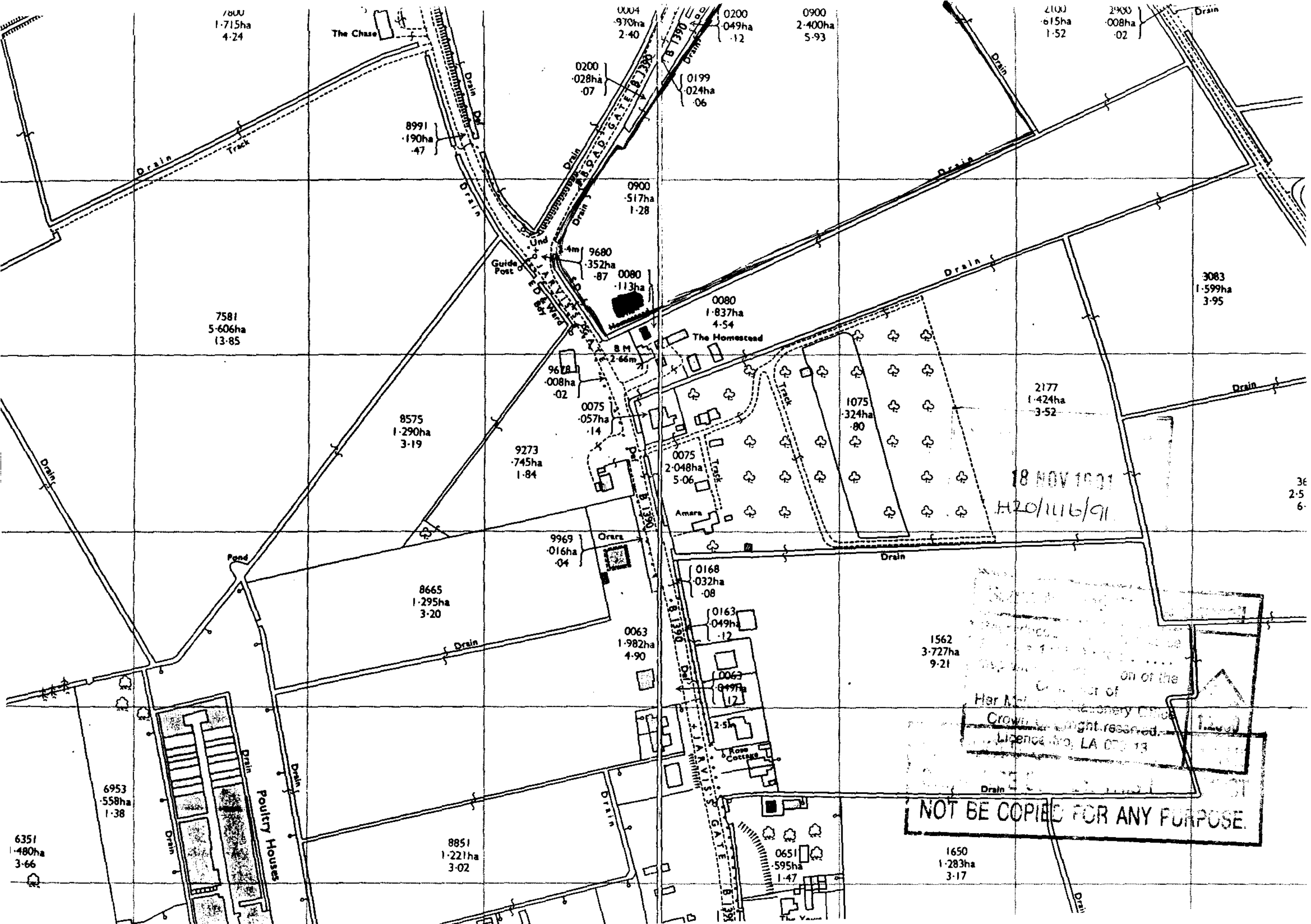
Applications -

Last application

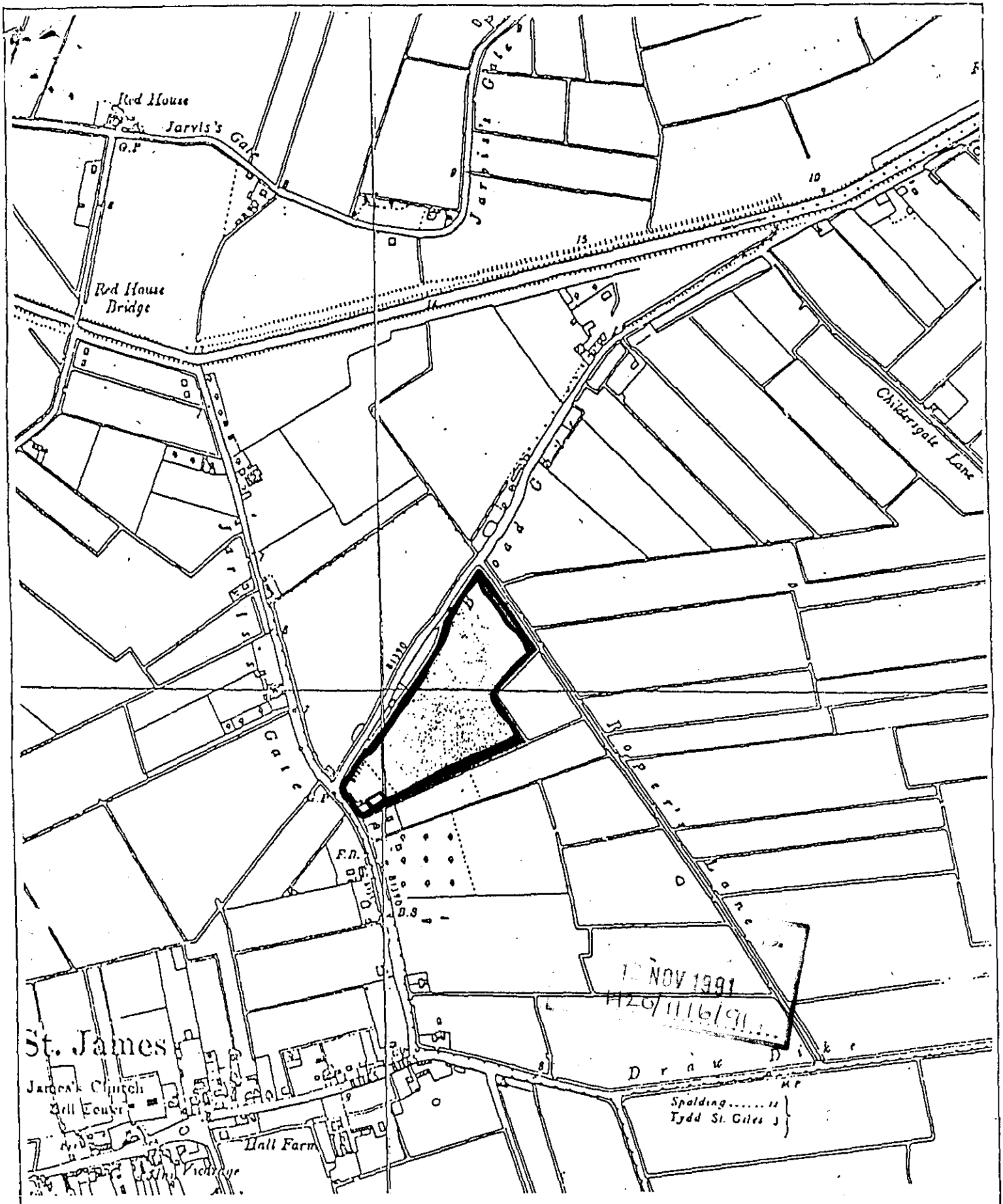
Other applications on site

Other relevant apps

Data input 19/11/91



NOT BE COPIED FOR ANY PURPOSE
18 NOV 1991
H20/1116/91
Crown copyright reserved
Licence No. LA 076 13
Poultry Houses
The Homestead
The Chase
Amara
Rose Cottage
Guide Post
JARVIS GATE
BROAD GATE
B 1390
Drain
Track
Pond
B.M. 2.66m
3083
1·599ha
3·95
2177
1·424ha
3·52
1075
·324ha
·80
1562
3·727ha
9·21
1650
1·283ha
3·17
0651
·595ha
1·47
0080
1·837ha
4·54
0075
2·048ha
5·06
0168
·032ha
·08
0163
·049ha
·12
0063
1·982ha
4·90
0900
2·400ha
5·93
0200
·049ha
·12
0199
·024ha
·06
0200
·028ha
·07
0900
·517ha
1·28
9680
·352ha
·87
0080
·113ha
0075
·057ha
·14
9678
·008ha
·02
9273
·745ha
1·84
9969
·016ha
·04
8575
1·290ha
3·19
8665
1·295ha
3·20
8851
1·221ha
3·02
8991
·190ha
·47
7581
5·606ha
13·85
1·715ha
4·24
6953
·558ha
1·38
6351
1·480ha
3·66
·615ha
1·52
·008ha
·02
·970ha
2·40



12.25 ACRES LAND AT SUTTON ST. JAMES - MARKILLIE

Based upon the Ordnance Survey with the sanction of the controller of H.M. Stationery Office. Copyright reserved

SCALE 1

NOT TO SCALE

This Plan is published for the purpose of identification only, and, although believed to be correct its accuracy is not guaranteed.

O.S. SHEETS

DATE 18.9.90

EDITION

REF. JGF/365/23

CRUSO + WILKIN

NORWICH UNION HOUSE
26 TUESDAY MARKET PLACE, KING'S LYNN.

N

AGRICULTURAL DWELLING HOUSE APPRAISAL

PROPOSED DWELLING, SUTTON HOVELS, JARVIS GATE/BROADGATE, SUTTON ST JAMES, SPALDING, LINCOLNSHIRE

MR W J AND MRS M F GROOM

MAFF REFERENCE: 24/309/9027

INTRODUCTION

This report and appraisal has been prepared at the request of Mr W J Groom. I understand that Mr W J Groom and his wife, Mrs M F Groom, have applied to the South Holland District Council for planning permission to position a residential caravan on a site situated near the junction of Jarvis Gate and Broadgate, Sutton St James.

The following information was obtained at a site meeting with Mr W J and Mrs M F Groom on 4 October 1991.

LAND TENURE

Mr and Mrs Groom own approximately 12.25 acres of land, including the site of the submitted planning application, of which they took possession in about November 1990.

The land is equipped with approximately 5525 square feet of polythene tunnel structures which have been utilised for growing crops including tomatoes, runner beans, peppers and pinks. About 0.25 acres of open land have been cropped, with flowers and mixed vegetables.

PROPOSED CROPPING

In 1992 Mr and Mrs Groom intend to increase the area of polythene tunnel structures to a total of approximately 7525 square feet.

The proposed cropping of the structures, which will be heated as necessary, includes cut flowers, bedding plants, pot plants, and salad vegetables.

The proposed cropping of the open land comprises:-

Vegetables, including potatoes, carrots, onions - 9 acres

Mixed vegetables including peas, lettuce, spring onions, early carrots, cauliflowers - 0.5 acres

Outdoor flowers including Sweet Williams, Chrysanthemums, Statice, Cornflowers, Larkspur, Border Carnations and Pinks - 0.75 acres

Mr Groom explained that as much produce as possible will be sold through the Farm gate.

AGRICULTURAL BUILDINGS

Mr Groom indicated that he plans to erect an approximately 60' x 30' general purpose building on the subject land.

LABOUR FORCE

Mr and Mrs Groom will carry out the work on the unit with part-time assistance as necessary.

EXISTING ACCOMMODATION

There is a residential type caravan situated on the subject land which, I understand, is the subject of the submitted planning application. This caravan is occupied by Mr and Mrs Groom and their 2 sons.

REASONS FOR THE PROPOSED DEVELOPMENT

I understand that Mr and Mrs Groom need to reside on the subject site to enable the unit to be operated in an efficient manner.

CONCLUSIONS

My assessment with regard to the agricultural need for a dwelling in relation to the factors set out in DOE Circular 16/87 and the Annex to DOE Circular 24/73 is set out below:

1. **Viability**

   An expanded horticultural business of the scale and type proposed, as described by Mr and Mrs Groom, would have the potential to provide a suitably skilled and experienced occupier with a sufficient livelihood.

2. **Labour Requirements**

   Such a unit would be capable of providing full-time work for at least one person.

3. **Number of Persons with a need to live on the Holding**

   It would normally be necessary for a suitably skilled and experienced person to reside on such an equipped viable and full-time unit for operational, managerial and security reasons.

4. **Existing Housing Accommodation with regard to 3. above**

   There is a residential caravan on site, occupied by Mr and Mrs Groom and their family which, I understand, does not have the benefit of planning permission, and which is the subject of the current application.

John Hunter Park

J H PARK
Land Management Adviser

15 November 1991

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