APPLICATION NO. : H20111219

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/1121/91 Received:20-JAN-92 Type:FULL

Name: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 OHU

Agent: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 OHU

Description: Siting of additional 10 static caravans plus winter storage of touring caravans, construct bottled gas store compound
Location : Ambridge Foremans Bridge
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 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 static caravans shall only be occupied within the period 1 March to 31 December annually.

Reason: To ensure that the use of the site is restricted to holiday use only and not for permanent residence in contravention of Policies 7a and 9a of the Lincolnshire Structure Plan.

5 Touring caravans shall only be stored upon the site (in the position shown

SOUTH HOLLAND DISTRICT COUNCIL

on the plan accompanying the application) between the period 31 December and 1 March.

Reason: In the interests of the amenities of the locality. The site and access arrangements are also considered unsuitable to accommodate the use at the same time as its main use as a caravan site.

6 Prior to development being commenced, details of improvements to the existing access shall be submitted to and approved by the Local Planning Authority. These improvements should include the raising of land so that it is level for a minimum distance of 15 feet back from the highway boundary.

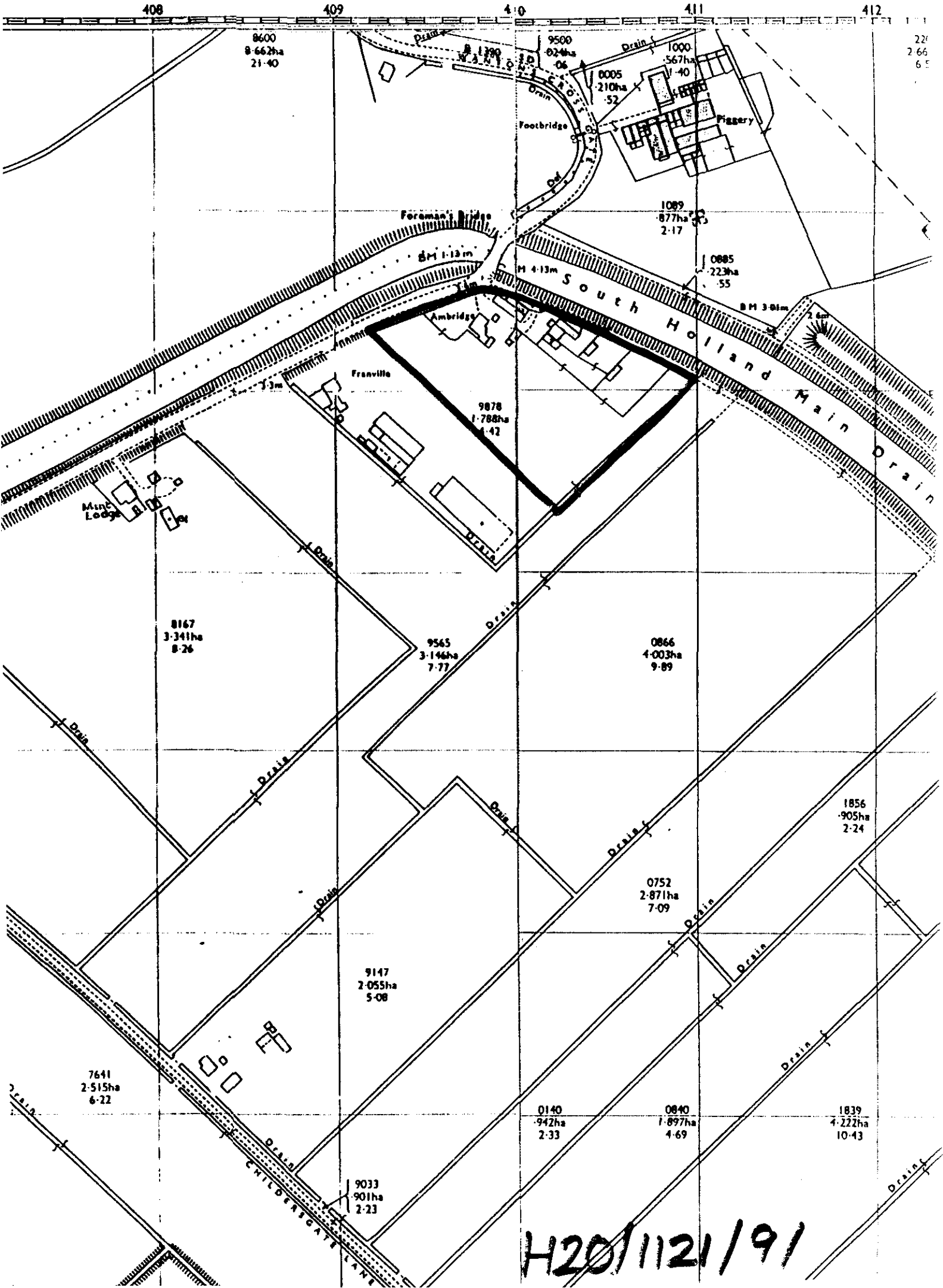
Reason: To ensure a more satisfactory access provision, in the interest of highway safety.

Director of Planning and Building Control Services
26-MAR-92 H20/1121/91

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)


408
409
410
411
412
8600
8·662ha
21·40
9500
·024ha
·06
1000
·567ha
1·40
0005
·210ha
·52
Footbridge
Piggery
Foreman's Bridge
BM 1·13m
1089
·877ha
2·17
0885
·223ha
·55
BM 4·13m
South Holland Main Drain
BM 3·01m
Ambridge
Franville
9878
1·788ha
4·42
Mint Lodge
8167
3·341ha
8·26
9565
3·146ha
7·77
0866
4·003ha
9·89
1856
·905ha
2·24
0752
2·871ha
7·09
9147
2·055ha
5·08
7641
2·515ha
6·22
0140
·942ha
2·33
0840
1·897ha
4·69
1839
4·222ha
10·43
9033
·901ha
2·23
CHILDERGATE LANE
Drain

H20/1121/91

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/1121/91

Date Registered 19 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. J.P. STRAHAN
"AMBRIDGE"
FOREMANS BRIDGE
SUTTON ST. JAMES
SPALDING, PE12 0HU

Tel. No. 0945 85346

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

FOREMANS BRIDGE CARAVAN PARK
(AS ABOVE)

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PERMISSION FOR SITING AN ADDITIONAL TEN STATIC CARAVANS
PERMISSION FOR WINTER STORAGE OF TOURING CARAVANS
PROPOSED CONSTRUCTION OF BOTTLED GAS STORAGE COMPOUND

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 J.P. Strahan Date 16/11/91

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 (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:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 13·69 sq. metres

B. Please state size of any new structure:- (a) max. height: 1·8 metres
(b) max. length: 3·7 metres
(c) max. width: 3·7 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 — YES

5. GENERAL INFORMATION Please complete each section

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

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	No	→ 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.		→ 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.

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

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 J.P. Street (Applicant/Agent) Date 16/11/91

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 J.P. Street Applicant/Agent) Date 16/11/91

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Caravans to be sited at rear. Site presently partially screened by landscaping. Haulage yard to west

Inspected by: DMG
date: 13/1.

Residents notified on site visit: Franville, Foremans Bridge - Posh. Toilet block already elected

Case Officer Conclusions (issues)

- Section 65 Notice not considered necessary since drainage is to an existing septic tank (associated with the toilet block).

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals – Confirmed by Case Officer: DMG 29/1

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objections — Any objection received? No; If yes, is any obj. material? Yes / No — Yes ____ No ____ (Reason:

Other circumstances needing Committee decision — Yes ✓ Flagged by Senior Officer Signed ..... No ____ (Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ____ All fees (not first Submission) Yes ____

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Ext/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

(1) ~~the~~ Block plan incorrect. The toilet block shown appears too small and outbuildings ~~again~~ between the house and river have been omitted.

(2) Need to show on the block plan exactly where the touring caravans will be stored during winter months. SR 6/1 Each part History. Committee determination probable

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 :

20/1/92.

REVALIDATION

Information satisfactory/~~unsatisfactory~~

Further direction - details:

Amended description:

Reconsultations required -
Parish Council + plan (Am Plan Rec'd)
Ward Members
Residents
Advertise
Other

New valid date 20/1/92 Re-Registered ✓

Ack/Reception/Filesheet ✓ + plan

Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46;...

Receipt Issued ..... No. 2256

Date First Received .....

REGISTRATION

REFERENCE H20/1121/91.....

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

Date. 20-11-91

VALIDATION 19 DEC 1991 Date. 20/11/91

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

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

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 .....

19 DEC 1991 Correct fee £ 92... Additional £ 46... Receipt no. 400..

Refund £ ..... Issued .....

CONSTRAINTS Date..20.12

Index Sheets 266. OS Nos ..... Grid Ref 541030 319900

Ward ..W.. Parish ...SSJ.... TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD .NO Inside LP Area..NO Level crossing ☐ TPO ☐
Footpath ☐ Other: Bridleway

Linked to site.....Ref..... Linked to property.....Ref..O.274854

Planning Records:
Earlier apps
1533/90 ✓
1964/89 ✓
1196/89 999/87 ✓
328/96.

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

Inputs completed.....

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

Application no: H20/1121/91 Type: FULL

Applicant: Mr J P Strahan
Tel: 0945 85346

Agent: Mr J P Strahan
0945 85346

Description: Siting of additional 10 static caravans plus winter storage of touring caravans and construction of bottled gas store compound
~~caravans for winter storage of touring caravans, construct bottled gas store compound~~

Location: Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs

Valid date: 19-DEC-91
Target dates:
To case officer 24-DEC-91
Inspected by 29-DEC-91
Extra contacts 03-JAN-92
Report if not clear by 23-JAN-92

Terminal date: 13-FEB-92
Target Committee: 21-JAN-92
Report deadline: 07-JAN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Sutton St J 0406 22161	30-DEC-91	13-JAN-92	Comments
Cllr Mrs E O Hall-Pa 0945 700 829	30-DEC-91	13-JAN-92	

L.C.C plan taken CB 2-1-92.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H20/1121/91.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. *Address or location*

AMBRIDGE, FORDMANS BRIDGE, SUTTON ST JAMES

3. Name, classification and number of road

A17

4. Date application referred 2-1-92

5. State whether outline, detailed application etc.

FULL

6. Description of proposed development/change of use including access details

SITING OF 10 ADDITIONAL STATIC CARAVANS FOR WINTER STORAGE OF TOURING CARAVANS.

7. Notice is hereby given under the provisions of article 15 of the Town and *Country Planning General Development Order, 1988, that the County Council* as local highway authority:—

Delete as appropriate

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 16-1-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposal, if permitted, would intensify the use of an existing access, which is substandard in terms of width and visibility.

The access is onto the Class II County Road, B1390, close to the bridge over the South Holland Main Drain. Slow moving vehicles attempting to enter and leave this site will have great difficulty leading to them manoeuvring within the highway where oncoming traffic has little warning, to the detriment of highway safety. ~~Such vehicles leaving the site also have inadequate~~

Note:— use continuation sheet(s) as necessary

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

GMM

Application no: H20/1121/91 Type: FULL

Applicant: Mr J P Strahan
Tel: 0945 85346

Agent: Mr J P Strahan
0945 85346

Description: Siting of additional 10 static caravans plus winter storage of touring caravans, construct bottled gas store compound

Location: Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs

Valid date:	20-JAN-92	Terminal date:	16-MAR-92
Target dates:		Target Committee:	21-JAN-92
To case officer	25-JAN-92	Report deadline:	07-JAN-92
Inspected by	30-JAN-92		
Extra contacts	04-FEB-92	Case Officer:	
Report if not clear by	24-FEB-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	21-JAN-92	04-FEB-92
The Owner/Occupier - "Fronville"	21-JAN-92	04-FEB 92.
Cllr Mrs E O Hall-Pa 0945 700 829	21-JAN-92	04-FEB-92

L.C.C. - Obs Attached JE CB 23/1/92

P.T.O.

Conditions/Reasons

DMG 24/3

-Dfo authorised Consent-

1) TL 1

2) SC 21

3) SC 27

4) The static caravans shall only be occupied within the period 1st March to 31st December annually. ~~and not by way of touring caravans~~ (SCA)

5) Touring caravans shall only be stored upon the site (in the position shown on the plan accompanying the application) between the period 31st December and 1st March. (SCB)

6) ~~Details of access~~ Prior to development being commenced, details of improvements to the existing access shall be submitted to ~~the~~ and approved by the Local Planning Authority. These improvements should include the raising of land so that it is level for a minimum distance of 15 feet back from the highway boundary. (SCC)

Reasons

2) ~~Plan~~ Standard

4) To ensure that the use of the site is restricted to holiday use only and is not for permanent residence in contravention of policies 7A and 9A of the Lincolnshire Structure Plan

5) In the interests of the amenities of the locality. The site and access arrangements are also considered unsuitable to accommodate the use at the same time as its main use as a caravan site

6) To ensure a more satisfactory access provision, in the interest of highway safety.

Notes to applicant

Disabled access ----------

Outstanding RM ----------

Amended plans ----------

Other

Town and Country Planning Act etc

DRAFT DECISION

Reference: H20/1121/91 Received:20-JAN-92 Type:FULL

Name: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 OHU

Agent: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 OHU

Description: Siting of additional 10 static caravans plus winter storage of touring caravans, construct bottled gas store compound
Location : Ambridge Foremans Bridge
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 static caravans shall only be occupied within the period 1 March to 31 December annually.

Reason: To ensure that the use of the site is restricted to holiday use only and not for permanent residence in contravention of Policies 7a and 9a of the Lincolnshire Structure Plan.

5 Touring caravans shall only be stored upon the site (in the position shown

on the plan accompanying the application) between the period 31 December and 1 March.

Reason: In the interests of the amenities of the locality. The site and access arrangements are also considered unsuitable to accommodate the use at the same time as its main use as a caravan site.

6 Prior to development being commenced, details of improvements to the existing access shall be submitted to and approved by the Local Planning Authority. These improvements should include the raising of land so that it is level for a minimum distance of 15 feet back from the highway boundary.

Reason: To ensure a more satisfactory access provision, in the interest of highway safety.

Authorised to issue:

25-MAR-92 H20/1121/91

AD...26/3....DC...26/3

150. PLANNING APPLICATIONS (Continued)

Plan No. and applicant		Proposal
H02/0999/91 Burmor Construction		Conversion of dwelling to two flats at 18 Reform Street, Crowland.

RESOLVED: Subject to his first negotiating amended parking arrangements to serve the proposed development, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation.

(It was also agreed that the Director of Planning and Building Control Services inform Lincolnshire County Council of this Council's support for the Parish Council's suggestion that Reform Street be made a one way street.)

DG

H20/1121/91 Mr J P Strahan		Siting of additional 10 static caravans plus winter storage of touring caravans, construction of bottled gas store compound at Ambridge, Foremans Bridge, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendations of the Director of Planning and Building Control Services, subject to conditions requiring the provision of additional landscaping and the improvement of the access arrangements by raising the land so that it is level for a minimum distance of 15 feet back from the highway boundary.

H05/1132/91 R Proctor	O.A.	Residential building plot (renewal of outline planning permission H05/1643/88) at Part OS 7600 Fleet Road, Fleet.

RESOLVED: Planning permission be granted for the above development contrary to the recommendations of the Director of Planning and Building Control Services having regard to the circumstances of the application including the further information contained in correspondence and on the accompanying plans dated 20th February, 1992.

H14/1144/91 Trademaster Construction	Bungalow and garage to include non compliance with Condition 5 of outline approval at John's Patch, Six House Bank, West Pinchbeck.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/1225/91 Spalding Services & Social Club Limited	Single sided sign on posts on riverside opposite 24 High Street, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to enable Members to assess the suitability of the site for the proposed development.

H18/1377/91 S A Kenny	Change of use from agricultural barn to domestic dwelling at Avenue Farmhouse, Woad Lane, Sutton Bridge.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

105. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H16/1225/90 Fine Art Developments	O.A.	Demolition of existing warehouses and residential development off Low Fields Avenue, Low Road, Spalding.

((i) Pending a site inspection to enable Members to assess the suitability of the site for the proposed development and (ii) to enable the Plans Sub-Committee to consider the application in greater detail.)

(Councillor J.R. Pearl entered the meeting during consideration of the above application.)

H23/0980/91 Mr & Mrs Pearson		Extension to house at Peartree House, Dog Drove/Whale Drove, Holbeach Drove Common.

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

H13/0988/91 J O Simpson	O.A.	Residential development at Roman Road, Moulton Chapel.

(Pending a site inspection to enable Members to assess the suitability of the proposed access to the site.)

H02/0999/91 Burmor Construction		Conversion of dwelling to 2 No flats at 18 Reform Street, Crowland.

(Pending a site inspection to enable Members to assess the suitability of the proposed parking arrangements.)

H20/1121/91 Mr J P Strahan		Siting of additional 10 static caravans plus winter storage of touring caravans, construction of bottled gas store compound at Ambridge, Foremans Bridge, Sutton St James.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development including the proposed access arrangements.)

H05/1132/91 R Proctor	O.A.	Residential building plot (renewal of outline planning permission H05/1643/88) at Part OS 7600, Fleet Road, Fleet.

((i) Pending a site inspection to enable Members to assess if the proposed siting would still be suitable in relation to the new boundary of development and (ii) for the Director of Planning and Building Control Services to consult further with the applicant regarding the provision of additional information in support of the application.)

APPLICATION REFERENCE: H20/1121/91 DATE RECEIVED: 19 November 1991

APPLICANT: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St James
Spalding
Lincolnshire

AGENT:

DISTRICT COUNCIL
Date 12 FEB 1992

TYPE: Full

DESCRIPTION: Siting of additional 10 static caravans plus winter storage of touring caravans, construct bottled gas store compound

LOCATION: Ambridge, Foremans Bridge, Sutton St James, Spalding

Parish Council: No objections, subject to ten month letting for static caravans.

County Highways: Request refusal.

Information from Applicant: Summarised:
- Currently hold a valid licence for the caravan park, which permits us to have five static holiday caravans and forty tents, motor homes or touring caravans.
- Our licence is valid from the 1 March to 31 December of each year so there are only eight weeks in any year in which we are officially closed.
- Therefore, the winter storage period for touring caravans is only a matter of eight weeks.
- Hope application will be considered favourably since Council actively promoting tourism in the area.

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Structure Plan Policies 77 and 78.
Policy 77 - Planning permission will normally be forthcoming for the development of transit and touring caravaning and camping facilities for short stays on sites located so as to avoid significant detriment to agriculture, nature conservation or visual amenities; with satisfactory vehicular access; and which can be suitably screened by existing land forms and/or vegetation.
Policy 78 - Inland, planning permission will normally be forthcoming for the development of small scale static holiday caravans and chalet facilities only where there be no significant detriment to agriculture, nature conservation or visual amenities; with satisfactory vehicular access; and which can be suitably screened by existing land forms and/or vegetation.

PREVIOUS DECISIONS
H11/1196/85 - Full - Caravan site for overnight halt and seasonal holiday vans and tents - Land rear of Ambridge, Foremans Bridge - Permitted.
H20/1964/88 - Full - Replace five holiday static caravans with five

residential caravans - Ambridge, Foremans Bridge - Refused on policy grounds.
H20/1153/90 - Erection of toilet block/laundry room/washing facilities - Foremans Bridge Caravan Park - Permitted.

PLANNING ISSUES

1 The determining issue in this particular case is whether the proposal is acceptable on highway and visual amenity grounds.

2 The site currently has planning permission for use as a caravan site for overnight halt and seasonal holiday vans and tents (H11/1196/85). No conditions were imposed relating to numbers; however, any static or touring caravans or tents positioned on the site shall only be occupied within the period of 1 March to 31 December annually.

3 Application is now to site an additional ten static caravans along the south eastern and south western boundaries and also to store touring caravans in the central area for eight weeks each year between the 31 December and the 1 March. A bottled gas store compound is also proposed adjacent to the existing toilet block.

4 Given the nature of the existing planning permission (H11/1196/85), it would appear that planning permission may not be required for the additional static caravans. It may be required, however, for the base upon which they are positioned, since it is an engineering operation.

CONCLUSIONS

1 Despite existing landscaping around the site, development within it is still visible from Foremans Bridge in particular. As such, if permission were to be granted this would need to be supplemented by additional trees, shrubs and hedging.

2 Access to the site is rather narrow and alongside the existing bungalow. The County Highways Authority have consequently expressed concern on the basis that the proposal, if permitted, would intensify the use of this existing access which is substandard in terms of width and visibility.

3 Regarding the proposed bottled gas compound, I have discussed this matter with Environmental Health who have informally stated that they raise no objections in principle. The same applies with the static caravans on condition they are only used on a seasonal basis (ie, between the 1 March and the 31 December).

RECOMMENDATION - Refuse Permission.

1 The proposal, if permitted, would intensify the use of an existing access, which is substandard in terms of width and visibility. The access is onto the Class 2 County Road (B1390) close to the bridge over the South Holland Main Drain. Consequently, slow moving vehicles attempting to enter and leave this site will have great difficulty, leading to them manoeuvring within the highway where oncoming traffic has little warning, to the detriment of highway safety.

2 In the opinion of the Local Planning Authority, the proposal as submitted (the storage of touring caravans in particular) would be detrimental to the visual amenities of this rural locality. As such, it is considered to be contrary to Structure Plan Policies 77 and 78.

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

Application no: H20/1121/91

Applicant: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Agent: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Description: Siting of additional 10 static caravans plus winter storage of touring caravans, construct bottled gas store compound

Location: Ambridge Foremans Bridge
Sutton St. James Spalding Lincs

Type: FULL

Date received: 20-JAN-92

21-JAN-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 05-FEB-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

24/2 S.V.

S.H.D.C. PLANNING DEPT.
RECEIVED
24 FEB 1992

Signed: J E Jarman

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1992

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

NRA

National Rivers Authority
Anglian Region

29 January 1992

Our ref.GT/92/1/SH/0012

Dear Sir

PLANNING APPLICATION NO. H20/1121/91
PROPOSED SITING OF ADDITIONAL 10 STATIC CARAVANS AT AMBRIDGE, FOREMANS BRIDGE, SUTTON ST JAMES, BY J.P. STRAHAN.

With regard to the above-mentioned application received on 6 January 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.

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

e) Each dwelling should be served by a separate septic tank and soakaway system.

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.

/contd

DR. KEVIN BOND
Regional General Manager

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

NRA

Our ref.GT/92/1/SH/0012

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Yours faithfully

R F Morgan
Planning Engineer

cc Mr J.P. Strahan
Ambridge
Foremans Bridge
Sutton St James
Spalding PE12 0HU

VJC

BR[illegible]SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P256
Date received : 19-NOV-91

Received from

J P & A Strahan

Address

Ambridge
Foremans Bridge
Sutton St. James
Spalding

Fee paid	£	46.00
VAT	£	0.00
Total received	£	46.00

Cash/Cheque : Cheque

Signed.....K...Lowe.....
(Authorised Collector)

BRIAN [illegible] TH 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: H20/1121/91

Applicant: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Agent: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Description: Siting of additional 10 static caravans plus winter storage of touring caravans, construct bottled gas store compound

Location: Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs

Type: FULL

Date received: 19-NOV-91

14-JAN-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:

1 Block plan incorrect. The toilet block shown appears too small and outbuildings between the house and river have been omitted.

2 Need to show on the block plan exactly where the touring caravans will be stored during winter months.

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

DC Robb

pp Principal Planning Officer

[illegible] 2[illegible] JAN 1992 [illegible]

PLEASE RETURN THIS COPY WITH YOUR REPLY

BRIAN [illegible]TH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/1121/91

Applicant: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Agent: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Description: Siting of additional 10 static caravans for winter storage of touring caravans, construct bottled gas store compound

Location: Ambridge Foremans Bridge
Sutton St. James Spalding Lincs

Type: FULL

Date received: 19-DEC-91

30-DEC-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 14-JAN-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

DG

FOR PARISH COUNCIL USE ONLY

Comments:

(1) Subject to only 10 Month letting
(2) No objection
(3) No objection

Signed: [signature] (Chairman)

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JAN 1992

Attention of
DPO NHM
DCPO BS
IC ACP
[illegible] by .....
with .....
.....

Ack. req.

Acknowledge YES/NO
by

DPO

SOUTH HOLLAND
Internal Drainage Board

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

DG

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

Attention of: DPO JC ACP
Your Ref. NHM BS
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-G/1121/91/DPO

Date 18 December 1991

Dear Sir,

FULL PLANNING APPLICATION - BOTTLED GAS STORE ETC.
FOREMANS BRIDGE, SUTTON ST. JAMES

The Director of Planning and Building Control Services has informed me that you have submitted an application seeking consent for the above proposals regarding which I have the following observations to make.

As I am sure you are aware, my Board's South Holland Main Drain lies to the North East of your Caravan site and that accordingly the Board's Byelaws as summarised on the enclosed standard conditions will apply.

My Board have no objections in principal to the proposed storage of mobile caravans or the provision of a bottled gas compound. Should your proposal be approved by the Planning Authority however I shall be glad to learn when construction is due to commence so that an inspection can be made to ascertain compliance with the Board's Byelaws.

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

Yours faithfully,

Mr. J.P. Strahan,
Ambridge,
Foremans Bridge,
Sutton St. James,
Spalding, Lincs. PE12 OHU

ENGINEER TO THE BOARD

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

Application no: H20/1121/91

Applicant: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Agent: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Description: Siting of additional 10 static caravans for winter storage of touring caravans, construct bottled gas store compound

Location: Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs

Type: FULL

Date received: 19-NOV-91

17-DEC-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

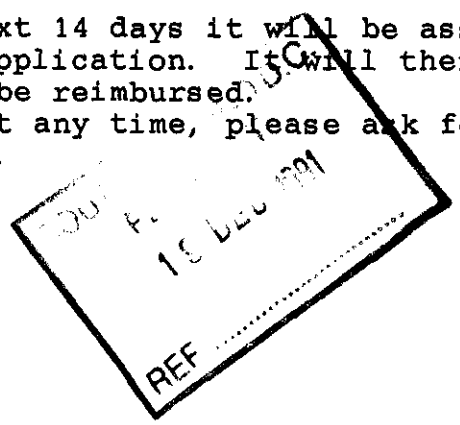
A further fee of £46.00 is required as the request for winter storage constitutes a "change of use" as confirmed by telephone on 17th December.

PLEASE NOTE : New planning fees will come in to force on January 2nd 1992, unless this application has been validated before this time then the additional fee will be payable.

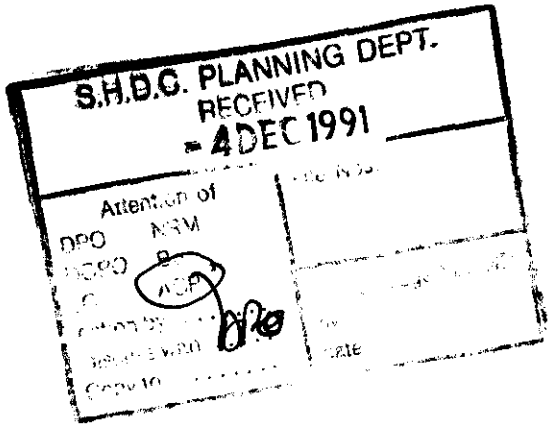
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer



Ambridge
Foremans Bridge
Sutton St James
Spalding
South Lincs
PE12 OHU



3rd December 1991

Application Number H20/1121/91

Dear Sir/Madam

I understand from your letter dated 28/11/91, that a further fee of £46.00 is required as you say my application is considered as change of use. I consider this to be unfair for the following reasons.

We currently hold a valid licence for the caravan park which permits us to have five static holiday caravans and forty tents, motor-homes, or touring caravans. Therefore an application for a further ten static holiday caravans cannot be surely be considered as a change of use. Our licence is also valid from 1st March to 31st December of each year, so there are only eight weeks in any year in which we are officially closed. Therefore the winter storage period for touring caravans is only a matter of eight weeks. I would not have thought that such a short period of time would also be classed as a change of use, especially considering the small number of touring caravans for which the application is made.

Considering that the council is actively promoting tourism in the area, and Dr. Gyte has taken a personal interest in our efforts to improve the facilities for our visiting tourists, I would have thought you may have been a little more flexible in your approach to this application.

Awaiting your reply in due course.

Yours Faithfully

J.P. Strahan

FOREMANS BRIDGE CARAVAN PARK
SUTTON ST. JAMES
SPALDING
SOUTH LINCS
PE12 0HU

Wednesday, 18TH December

APPLICATION NO:- H20/1121/91

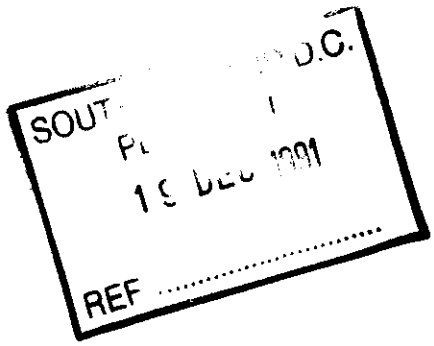
Dear Mrs. Maxwell,

Please find enclosed cheque for forty-six pounds as requested.

Yours Faithfully,

J.P. Strahan

J.P. STRAHAN



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

Application no: H20/1121/91

Applicant: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Agent: Mr J P Strahan
Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs PE12 0HU

Description: Siting of additional 10 static caravans for winter storage of touring caravans, construct bottled gas store compound

Location: Ambridge
Foremans Bridge
Sutton St. James
Spalding Lincs

Type: FULL

Date received: 19-NOV-91

SOUTH HOLLAND D.C.
PLANNING DEPT
27 NOV 1991
REF .....

21-NOV-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

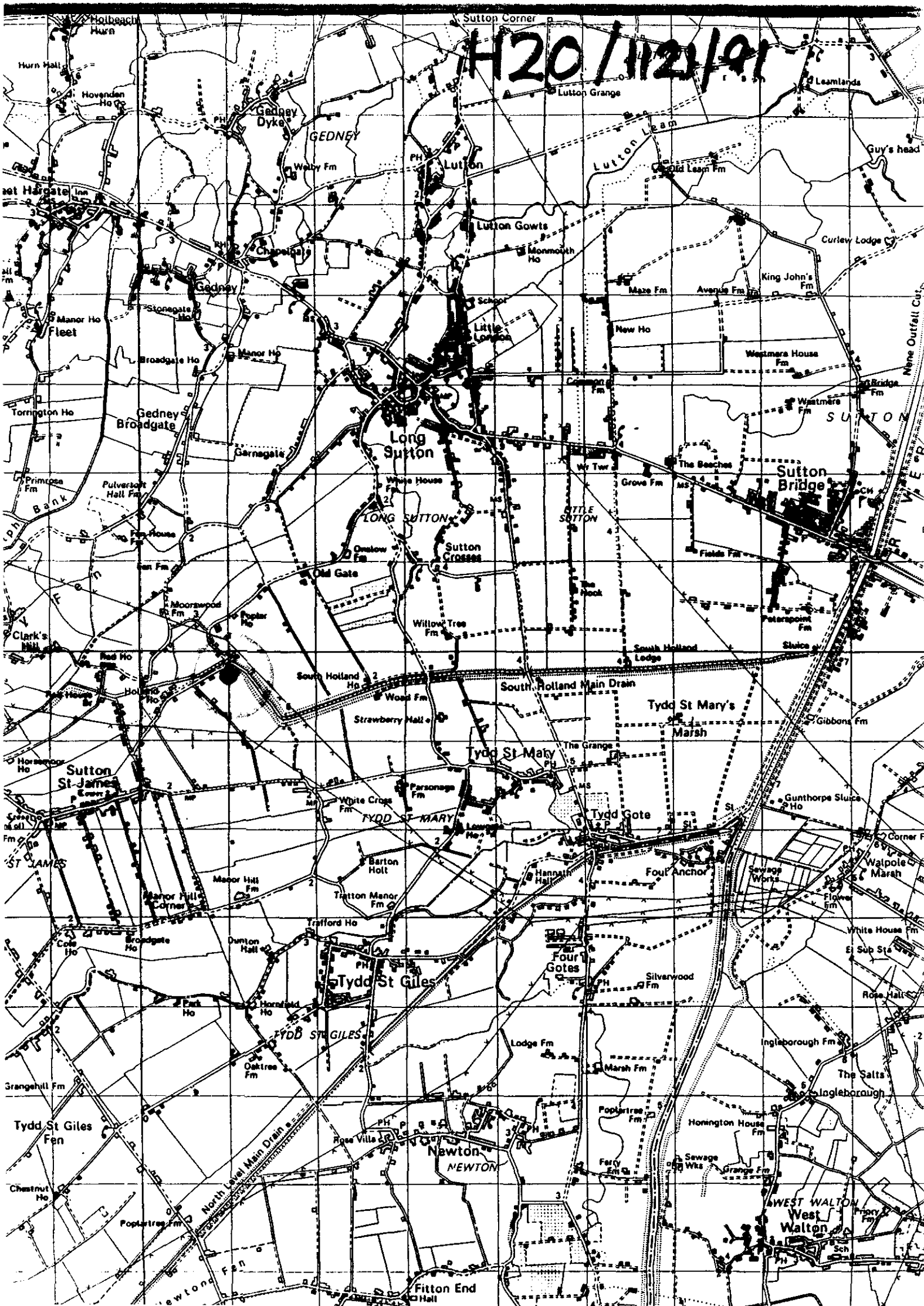
The enclosed location plans need to show the site outlined in red and any other land in the applicants ownership in blue. Three returned for your us Four 1:500 scale block plans showing all existing buildings on site and indicating any existing static caravan and touring caravan areas together with proposed additional areas required and position of the proposed Gas compound. Details of the numbers of caravans and the number of gas bottles to be stored. If there is a change of use involved the fee will be £92, therefore a further £46 will be required.

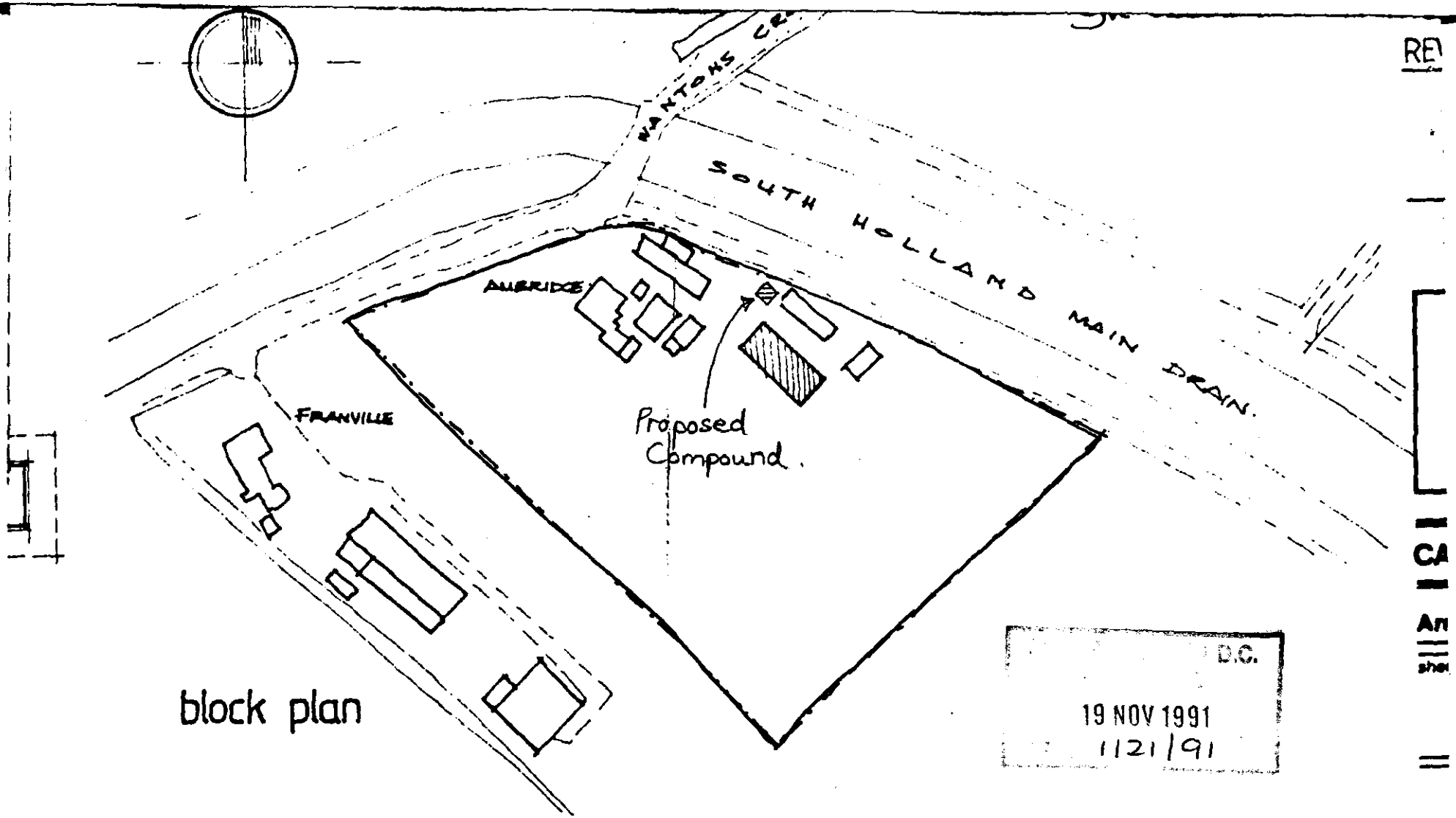
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

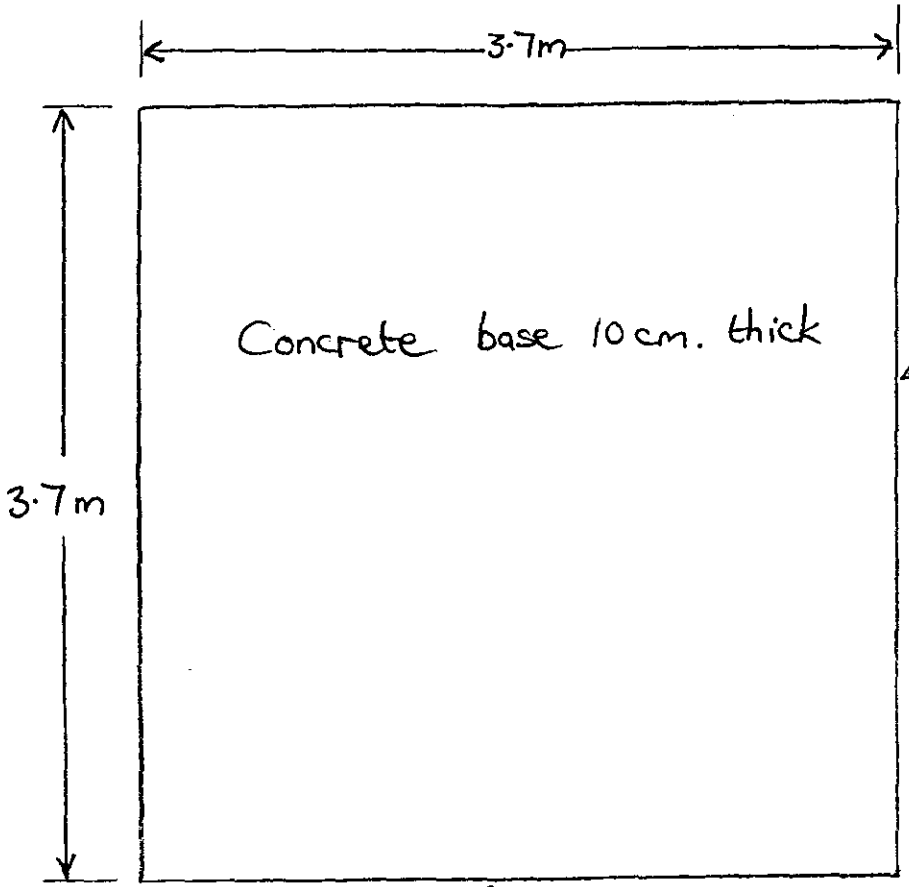
pp Principal Administrative Officer

PLEASE RETURN WITH INFORMATION.


H20/1121/91
Holbeach Hurn
Sutton Corner
Hurn Hall
Hovenden Ho
Gedney Dyke
GEDNEY
Welby Fm
Lutton
Lutton Grange
Leamlands
Lutton Leam
Guy's head
Old Leam Fm
Lutton Gowts
Monmouth Ho
Curlew Lodge
Chapelgate
Gedney
Maze Fm
Avenue Fm
King John's Fm
Stonegate Ho
Manor Ho
Fleet
School
Little London
New Ho
Westmere House Fm
Broadgate Ho
Manor Ho
Common Fm
Bridge Fm
Torrington Ho
Gedney Broadgate
Garnegate
Long Sutton
Westmere Fm
SUTTON
Primrose Fm
Pulverbatt Hall Fm
White House Fm
The Beeches
Sutton Bridge
Grove Fm
LONG SUTTON
LITTLE SUTTON
Fen House
Sutton Crosses
Fields Fm
Old Gate
The Hook
Moorswood Fm
Poplar Ho
Willow Tree Fm
Peterspoint Fm
Clark's Hill
Red Ho
South Holland Lodge
Sluice
South Holland Ho
South Holland Main Drain
Wood Fm
Tydd St Mary's
Marsh
Strawberry Hall
Gibbons Fm
The Grange
Tydd St Mary
Sutton St James
Parsonage Fm
Gunthorpe Sluice Ho
White Cross Fm
TYDD ST MARY
Tydd Gote
Barton Holt
Foul Anchor
Sewage Works
Walpole Marsh
Manor Hill Fm
Manor Hill Corner
Tratton Manor Fm
Flower Fm
Trafford Ho
White House Fm
Broadgate Ho
Dumton Hall
Four Gotes
Tydd St Giles
Silverwood Fm
Rose Hall
Park Ho
Hornfield Ho
TYDD ST GILES
Lodge Fm
Ingleborough Fm
Oaktree Fm
Marsh Fm
The Salts
Ingleborough
Grangehill Fm
Tydd St Giles Fen
Poplartree Fm
Honington House Fm
Rose Villa
Newton
NEWTON
Sewage Wks
Ferry Fm
Grange Fm
Chestnut Ho
North Level Main Drain
WEST WALTON
West Walton
Priory Fm
Fitton End
Hall


SOUTH HOLLAND MAIN DRAIN
ALBRIDGE
FRANVILLE
Proposed Compound.
block plan
D.C.
19 NOV 1991
1121/91

BOTTLED GAS COMPOUND



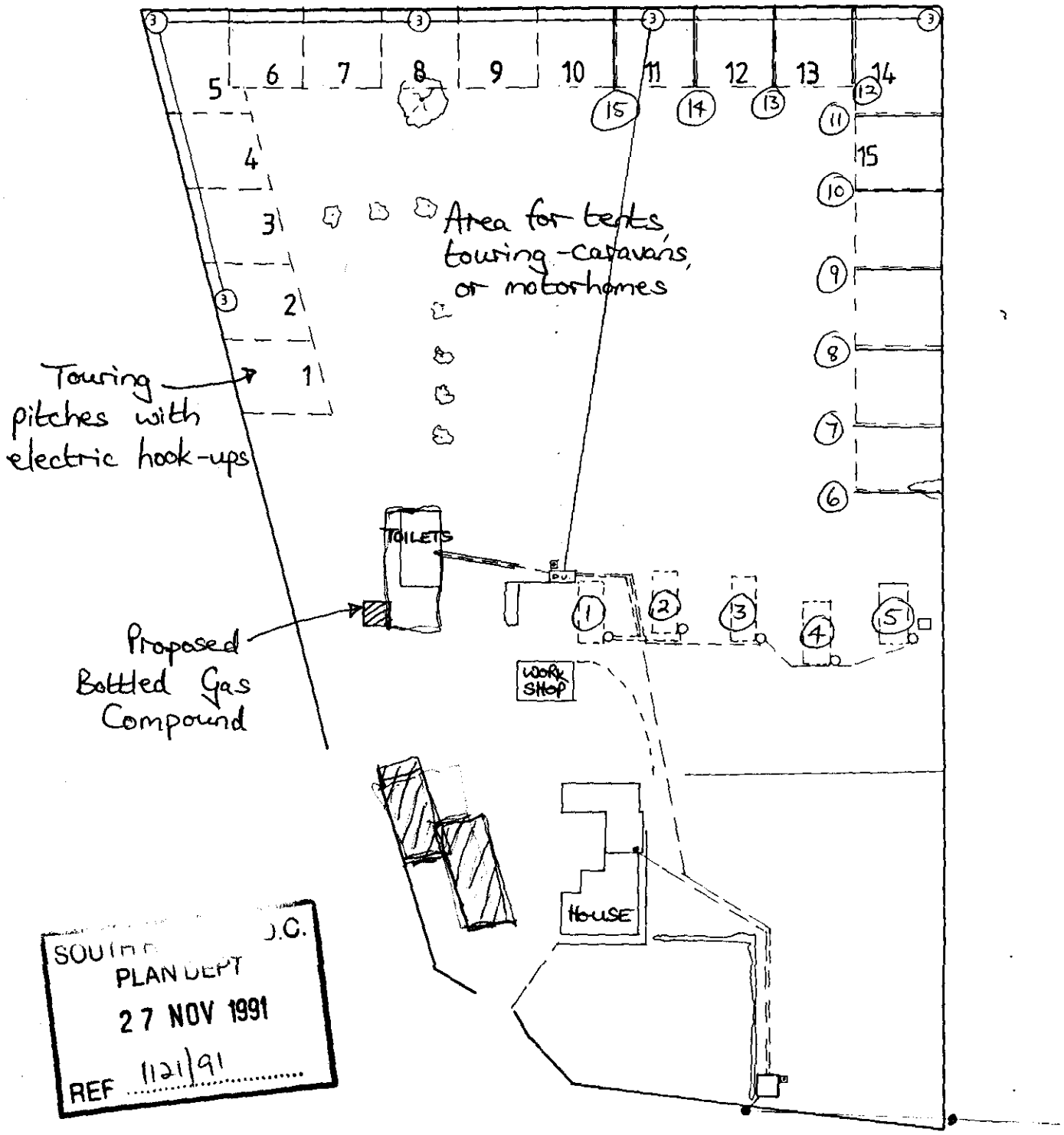
20 Gas Bottles to be stored of various sizes

Compound situated at least one metre from existing buildings and boundary fence.

D.C.
19 NOV 1991
1121/91

CARAVAN SITE BLOCK PLAN

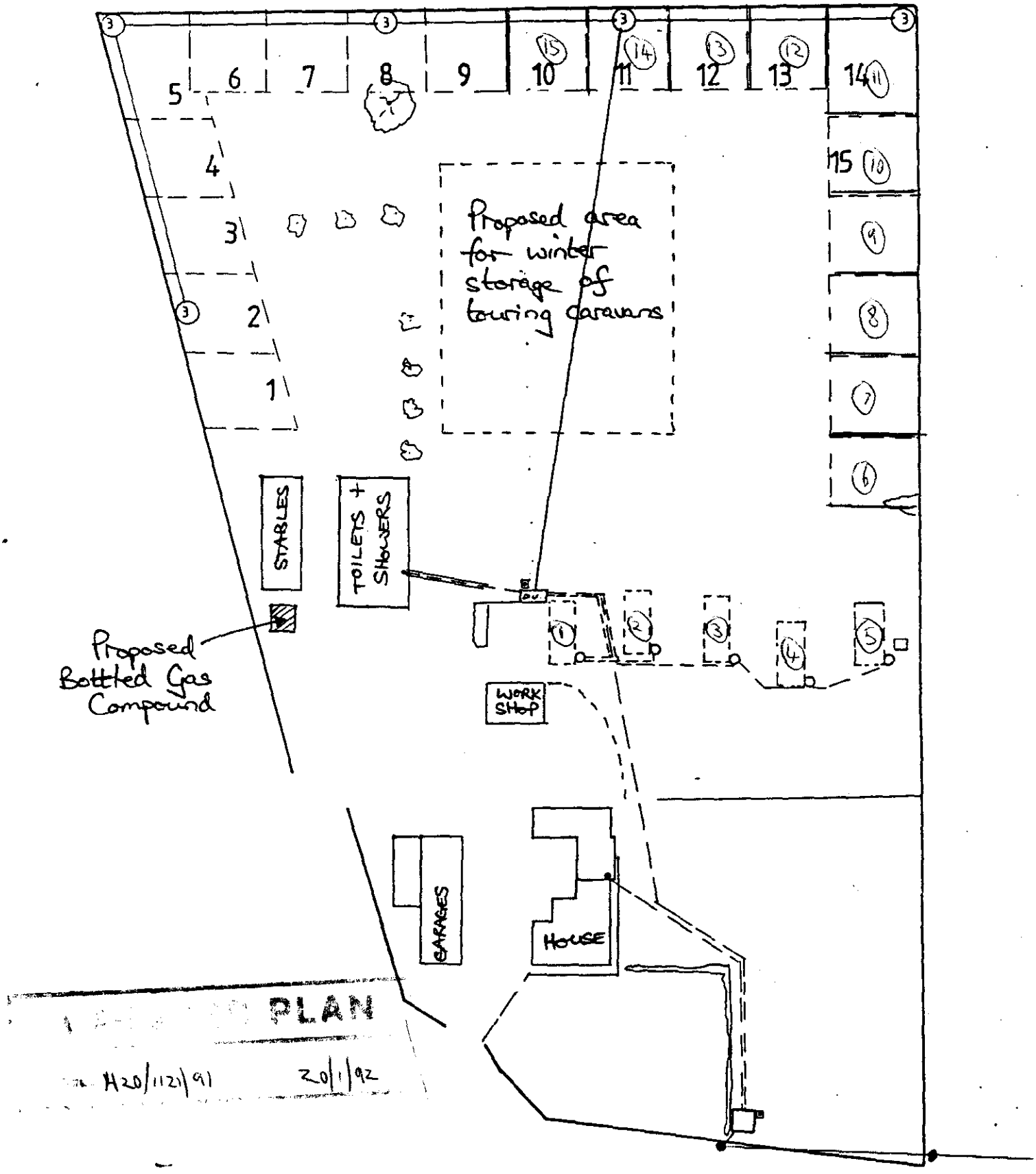
SCALE 1/500 APPROX.



(1) TO (5) EXISTING STATIC CARAVANS

(6) TO (15) PROPOSED ADDITIONAL STATIC CARAVANS

MAXIMUM OF TWENTY TOURING CARAVANS TO BE STORED DURING WINTER MONTHS.



AMMENDED BLOCK PLAN AS REQUESTED

(1) TO (5) EXISTING STATIC CARAVANS

(6) TO (15) PROPOSED ADDITIONAL STATIC CARAVANS

MAXIMUM OF TWENTY TOURING CARAVANS TO BE STORED DURING WINTER MONTHS.

NB Amended plan altered with consent of Mrs Strahan PHPC