

## Application number: PA/2012/0877

(please quote in all correspondence)

**Case officer:** Emma Stanley Tel: 01724 297447 (Wed-Fri)

**Email:** [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

26 July 2012

Mr Paul Beard  
31 Old Forge Road  
Misterton  
DONCASTER  
DN9 1AY

Dear Sir/Madam

### TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

**Proposal:** Planning permission to erect a dwelling and detached garage

**Site location:** Pond Farm, Owston Ferry Road, Kelfield

**Applicant:** Mr J Temperton FW Temperton & Son

Your application was received as valid on 23/07/2012. A decision should be reached by 17/09/2012. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the council's web site [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the committee yourself, or have someone do this for you please write to me within 21 days of the date of this letter.** If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now.

If, by the 17/09/2012, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

Yours faithfully

**Phil Wallis**  
**Head of Development Management**

# NORTH LINCOLNSHIRE COUNCIL

## NOTICE OF RECEIPT OF A PLANNING APPLICATION

### PLANNING APPLICATION NO. PA/2012/0877

The council has received the following proposal:

#### **Planning permission to erect a dwelling and detached garage**

##### **Location:**

**Pond Farm, Owston Ferry Road, Kelfield**

The application and submitted plans may be seen in the Development Control office at the Civic Centre, Ashby Road, Scunthorpe, between 9am and 5pm Monday to Thursday (inclusive) and 4.30pm on Friday. It can also be viewed on line at [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, DN16 1AB, quoting the application reference number stated above.

**Householder Development\*\*** If the application relates to householder development, in the event that an appeal is made against a decision of the council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site [www.northlincs.gov.uk](http://www.northlincs.gov.uk). We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the council on or before will be considered before the application is determined.

\*\* Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

**Phil Wallis**  
**Head of Development Management**

**From:** Beard Paul <Paul.Bead@as.elliottuk.com>  
**To:** "planning@northlincs.gov.uk" <planning@northlincs.gov.uk>

**Date:** 25 July, 2012 05:36PM

**Subject:** Pond Farm, Kelfield - PA/2012/0877

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To whom it may concern,

Following pre-submission advice from William Hill, I am writing to kindly request that the above be put before committee to further support the application.

Kind Regards

Paul Beard

26 JUL 2012

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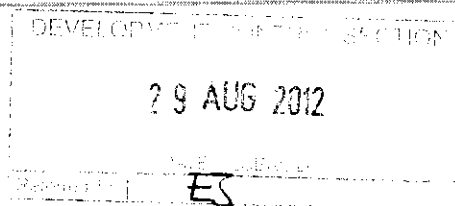
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**From:** Emma Stanley/NorthLincs  
**To:** "Planning" <Planning@northlincs.gov.uk>

**Date:** 29 August, 2012 10:16AM  
**Subject:** Fw: AN/2012/115200/01-L01



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Please could this be printed and scanned on 2012/877 additional flood risk info. Thanks

Emma

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Email Sent By Blackberry

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**Sent:** 28/08/2012 17:06 ZE2  
**To:** "daniel.clancy@environment-agency.gov.uk"  
<daniel.clancy@environment-agency.gov.uk>  
**Cc:** Emma Stanley  
**Subject:** AN/2012/115200/01-L01

Dan,

Following our earlier conversation, please find the attached previous and revised FRA revision A - (breach analysis) complete with sectional drawings indicating proposed level information.

I hope this fulfils all your requirements.

Thanks again

**Paul Beard**  
**Cad Technician**



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**T : +44 (0) 113 3936900**

**E : [paul.beard@as.elliottuk.com](mailto:paul.beard@as.elliottuk.com)**

**<http://www.elliottuk.com>**

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**Attachments:**

Kelfied - Egress  
Routes.docx

10914 FRA.pdf

10914 FRA Rev A.pdf

Plan 07 (1).pdf

Plan 06 (1).pdf

**From:** Emma Stanley/NorthLincs

**To:** [REDACTED]

**Date:** Wednesday, August 08, 2012 02:13PM

**Subject:** PA/2012/ 0877

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Dear Paul,

I refer to the application that you have submitted for Mr Temperton. Unfortunately, the application does not include a supporting statement outlining the nature of the agricultural holding, or any information to show that the agricultural unit is financially viable. Without this information, I am not able to assess whether or not there is an essential need for an agricultural worker to live on the site. Therefore, I would be grateful if you could discuss this with your client with a view to providing further information regarding the nature of the holding (is it arable/beef herd/sheep/mixed?), how long it has been in operation, and in order to assess financial viability, we usually ask for atleast 3 years worth of accounts for the business, in confidence ofcourse. Also, could you include details about the size of the holding, mark the area of the holding on a plan, and clarify if there are other dwellings already on or used in connection with the holding, and where they are. It would be helpful if you could provide this information within the next 14 days, in order for me to continue to process your clients application. I look forward to hearing from you.

Kind Regards

Emma Stanley

9.8.12.

Discussed with Paul, no agricultural justification will be put forward as the dwelling is for the farm owners daughter & Paul, who are neither employed in agriculture.  
ES.

**From:** Beard Paul [REDACTED]  
**To:** June Cox <June.Cox@northlincs.gov.uk>

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**Date:** Wednesday, 05 September, 2012 12:45PM  
**Subject:** RE: PA/2012/0877 - dwelling and garage at Pond Farm, Kelfield

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June,

It is my intention to speak at the meeting but I would be very grateful if you could give me some direction to what is required of me in the meeting?

I would appreciate any advice as I have not attended such a meeting prior and not familiar with the set agenda.

Regards

Paul Beard  
Cad Technician



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T : +44 (0) 113 3936900

E : [REDACTED]

<http://www.elliottuk.com>

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**From:** June Cox [mailto:June.Cox@northlincs.gov.uk]  
**Sent:** 05 September 2012 10:51  
**To:** Beard Paul; [REDACTED]  
**Subject:** PA/2012/0877 - dwelling and garage at Pond Farm, Kelfield

Further to your email dated 25 July asking for this application to be put before the Planning Committee, can you please confirm that it is your intention to speak at the meeting, and not simply that you wish the application to be determined by the committee, as it is this intention to speak that triggers an application to go before the committee and not be determined under delegated authority. I would appreciate an urgent response as we are currently preparing the agenda for the meeting of 19 September. Thank you.

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Please think before you print- North Lincolnshire Council greening the workplace.

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**From:** Emma Stanley/NorthLincs  
**To:** daniel.clancy@environment-agency.gov.uk  
**Date:** Wednesday, September 05, 2012 12:02PM  
**Subject:** Fw: AN/2012/115200/01-L01

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Dear Daniel, I have received some further information regarding one of our applications, PA/2012/0877, which I believe the applicant has forwarded to you direct, a copy of the documents are attached below. Would you be able to send me a formal consultation response, and let me know whether this overcomes your current objection. The application is likely to go to our planning committee meeting on the 19 Sept, and it would be really helpful if you could give some indication of your thoughts on the revised details in time to report to the meeting.

Many thanks

Emma Stanley

-----Forwarded by Emma Stanley/NorthLincs on 05/09/2012 11:54AM -----

To: "daniel.clancy@environment-agency.gov.uk" <daniel.clancy@environment-agency.gov.uk>  
From: Beard Paul [REDACTED]  
Date: 28/08/2012 04:11PM  
Cc: Emma Stanley <Emma.Stanley@northlincs.gov.uk>  
Subject: AN/2012/115200/01-L01  
(See attached file: Kelfied - Egress Routes.docx)  
(See attached file: 10914 FRA.pdf)  
(See attached file: 10914 FRA Rev A.pdf)  
(See attached file: Plan 07 (1).pdf)  
(See attached file: Plan 06 (1).pdf)

Dan,

Following our earlier conversation, please find the attached previous and revised FRA revision A - (breach analysis) complete with sectional drawings indicating proposed level information.

I hope this fulfils all your requirements.

Thanks again

**Paul Beard**  
**Cad Technician**



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- |                              |                 |                     |
|------------------------------|-----------------|---------------------|
| Kelfied - Egress Routes.docx | 10914 FRA.pdf   | 10914 FRA Rev A.pdf |
| Plan 07 (1).pdf              | Plan 06 (1).pdf |                     |