



Boston Borough Council
Municipal Buildings
West Street
Boston, Lincolnshire
PE21 8QR
Telephone: 01205 314200
email: planning@boston.gov.uk

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Barfords Farm"/>
Address line 1	<input type="text" value="Swineshead Road"/>
Address line 2	<input type="text" value="Frampton Holme"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Boston"/>
Postcode	<input type="text" value="PE20 1SQ"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="527265"/>
Northing (y)	<input type="text" value="342581"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="James"/>
Surname	<input type="text" value="Proctor"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Barfords Farm,"/>
Address line 2	<input type="text" value="Swineshead Road"/>
Address line 3	<input type="text" value="Frampton"/>
Town/city	<input type="text" value="Boston"/>

2. Applicant Details

Country	
Postcode	PE20 1SQ
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Angela
Surname	Simmonds
Company name	Mark Simmonds Planning Services
Address line 1	Mercury House
Address line 2	Willoughton Drive
Address line 3	Foxby Lane
Town/city	Gainsborough
Country	
Postcode	DN211DY
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Locating of a lodge which complies with the Caravans Act within the curtilage of the dwelling for ancillary use

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The locating of a unit which complies with the Caravans Act is a lawful change of use that does not require planning permission. Please see detail in planning statement

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

garden land within the curtilage of the dwelling

4. Description of Proposal

Has the proposal been started?

☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Please see planning statement

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Is the proposed operation or use

☐ Permanent ☒ Temporary

If Temporary please give details

The lodge can be moved or sold on at any time as it is not permanently affixed to the ground

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The Planning statement sets out the circumstances of the case before the Council for consideration and provides evidence to support the purely ancillary nature of the caravan and a summary of the current legal commentary which supports the case. The submission shall demonstrate that the caravan, which is used purely as over-flow accommodation for the family, does not require planning permission as it is located within the planning unit/curtilage. The result of this would be no material change in the use of the planning unit, and thus no development as defined by Section 55(1) of the 1990 Act. A Certificate of Lawfulness of Proposed Use or Development, under the provisions of Section 192 of the 1990 Act,

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff

8. Authority Employee/Member

- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☐ Occupier
- ☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Have they been informed of the application?

☒ Yes ☐ No

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

10/11/2021