Grahame Seaton Design Limited

Design & Planning Consultant
New Build Domestic & Commercial

Building Design Awards
Overall Winner 2009

67 St. Peters Road, Upwell, Wisbech, Cambs PE14 9EJ
[redacted]

Directors: G A Seaton M.B.Eng. ACIOB B J Seaton **Registered in England No.4682205**

South Cambridgeshire District Council
Planning and New Communities
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

11 May 2016 c/c S Tidd

For attention of Katie Christodoulides

Dear Katie

Re: Land south of Chearfen Boat Club, Twentypence Road, Cottenham CB24 8PS.

Further to your e.mail dated 22 March 2016 please find enclosed our application for a Lawful Development Certificate as you recommend.

I have included as much evidence as possible to demonstrate that the dwelling on site has been occupied for over 10 years.

These include photographs, Solicitors letters and Council tax bills.

We understand that a feed stock business was carried out from the site for many years and this can be verified by local farmers if necessary.

As you are aware we applied for pre-app advice to see what could be done with this site, and we met at the site on the 9 March 2016 to discuss possibilities.

It was concluded that following the successful approval of a "Lawful Development Certificate", an application could be submitted for a new replacement mobile.

We await your decision in due course and remain,

Yours sincerely

[redacted]

Grahame Seaton

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

t: 03450 450 500
f: 01954 713152
dx 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk

South Cambridgeshire District Council

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991.

Town and Country Planning (General Development Procedure) Order 1995

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	S.
Last name:	TIDD
Company (optional):	
Unit:	
House number:	5A
House suffix:	
House name:	
Address 1:	WILDMERE LANE
Address 2:	HOLYWELL ROW
Address 3:	
Town:	BURY ST EDMUNDS
County:	SUFFOLK
Country:	U.K.
Postcode:	IP28 8LX

2. Agent Name and Address

Title:	MR
First name:	GRAHAME
Last name:	SEATON
Company (optional):	GRAHAME SEATON DESIGN LTD
Unit:	
House number:	67
House suffix:	
House name:	WELL CREEK LODGE
Address 1:	ST PETERS ROAD
Address 2:	UPWELL
Address 3:	
Town:	WISBECH
County:	NORFOLK
Country:	U.K.
Postcode:	PE14 9EJ

3. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: LAND SOUTH OF

Address 1: CHEARFEN BOAT CLUB

Address 2: TWENTY PENCE ROAD

Address 3: COTTENHAM

Town: ELY

County: CAMBS

Postcode (optional): CB24 8PS

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).
Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: KATIE CHRISTODOULIDES

Reference: PRE/0081/16

Date (DD/MM/YYYY): 22/03/2016
(must be pre-application submission)

Details of pre-application advice received?

IN ORDER TO PROGRESS WE WILL NEED APPLY FOR A LAWFUL DEVELOPMENT CERTIFICATE

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

Owner: ☒ Yes ☐ No Lessee: ☐ Yes ☐ No Occupier: ☐ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application Yes	No
		☐	☐

if No to all the above, pleases give name and addresses of anyone you know who has an interest in the land:

Name	Address	State the nature of their interest (if known)	State whether they have been informed about this application Yes	No	If No, please explain why not
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

7. Description of Use, Building Works or Activity

Please state for which of these you need a lawful development certificate/building works (you must tick at least one option):

An existing use: [X] Yes [ ] No

Existing building works: [ ] Yes [ ] No

An existing use, building work or activity in breach of a condition: [ ] Yes [ ] No

Being a use, building works or activity which is still going on at the date of this application

If Yes to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

8. Description of Existing Use, Building Works or Activity

What is the existing site use(s) for which the certificate of lawfulness is being sought? Please fully describe each use and state which part of the land the use relates to:

THE STANDING OF A MOBILE HOME

9. Grounds For Application For A Lawful Development Certificate

Please state under what grounds is the certificate sought (you must tick at least one box):

[X] The use began more than 10 years before the date of this application.

[ ] The use, building works or activity in breach of condition began more than 10 years before the date of this application.

[ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.

[ ] The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.

[ ] The use as a single dwelling house began more than four years before the date of this application.

[ ] Other - please specify (this might include claims that the change of use of building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

If applicable, please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached:

Reference Number: Condition Number: Date (DD/MM/YYYY): (must be pre application submission)

Please state why a Lawful Development Certificate should be granted:

MOBILE HOME ON THE SITE WAS OCCUPIED FOR OVER 10 YEARS

10. Information In Support Of A Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed: 26/05/1978 (date must be pre-application submission) (DD/MM/YYYY)

In the case of an existing use or activity in breach of conditions has there been any interruption? [ ] Yes [X] No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, please state exactly when any interruption occurred:

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought? [ ] Yes [X] No

If Yes please provide details?

10. Information In Support Of A Lawful Development Certificate (Continued) - Residential Information

Does the application for a Certificate relate to a residential use where the number of residential units has changed? [X] Yes [ ] No

If Yes, please complete the following table:

Proposed Housing

Market Housing	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses			1			1
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Market Housing Total *(a+b+c+d+e+f+g)=*						

Social Rented Housing	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Social Rented Housing Total *(a+b+c+d+e+f+g)=*						

Intermediate Housing	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Intermediate Housing Total *(a+b+c+d+e+f+g)=*						

Key Worker Housing	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Key Worker Housing Total *(a+b+c+d+e+f+g)=*						

Proposed Housing Grand Total *(A+B+C+D)=* [ ]

Existing Housing

Market Housing	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Market Housing Total *(a+b+c+d+e+f+g)=*						

Social Rented Housing	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Social Rented Housing Total *(a+b+c+d+e+f+g)=*						

Intermediate Housing	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Intermediate Housing Total *(a+b+c+d+e+f+g)=*						

Key Worker Housing	1	2	3	4+	Unknown	
Houses						
Flats & Maisonettes						
Live-Work Units						
Cluster Flats						
Sheltered Housing						
Bedsit/Studios						
Unknown						
Key Worker Housing Total *(a+b+c+d+e+f+g)=*						

Existing Housing Grand Total *(E+F+G+H)=* [ ]

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

11. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.
The burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

- 3 copies of a completed dated application form: [X]
- 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: [X]
- 3 copies of such evidence verifying the information included in the application as you can provide: [X]
- The correct fee: [X]

12. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant

Or signed - Agent

Date (DD/MM/YYYY): 11/05/2016 (date cannot be pre-application submission)

WARNING:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

13. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

14. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01945 772632	

Country code: Mobile number (optional): 07799 833359

Country code: Fax number (optional): —

Email address (optional): gas@grahameseaton.co.uk

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? [ ] Yes [X] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* [X] Agent [ ] Applicant [ ] Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

BOAT ARRIVING AT SITE IN 1978

BOAT STILL ON SITE 2016

MOBILE HOMES ON SITE

THE SITE IN THE 1980's

ROBERT LAPTHORN ON SITE AGED 10, NOW AGED 40

PART OF SITE NOW.

Geoffrey E. Smart MA
David J.T. Miller MA
Andrew Holme

Sidney House, Sussex Street
Cambridge CB1 1PE
Telephone 0223-58275 (3 lines)

Ginn & Co

SOLICITORS & COMMISSIONERS FOR OATHS

Your ref:
Our ref: JAH/JLH

28th April 1978

Dear Mr. Lapthorn,

Re: 2 acres of land at Chear Fen
Cottenham

The surveyor instructed by Miss Clegg has now prepared a plan of the land to be sold to you. I enclose a copy of the plan herewith and I should be obliged if you would confirm that it is correct.

Since youpropose to keep stock on the land it will clearly be necessary for you to erect a fence on the boundary between the land to be purchased by you and the land to be retained by Miss Clegg. I suggest that a covenant should be inserted in the deed of conveyance in your favour whereby you agree to erect stock proof fence on this boundary within one year from the completion date and to maintain the fence thereafter. The one year period should give you sufficient time in which to erect this fence. Perhaps you would contact me so that we can discuss this point. As soon as we have resolved this aspect of the transaction I will proceed to prepare the deed of conveyance transferring the two acres to you. The deeds will be handed over to you upon payment of the balance purchase monies.

Yours sincerely,

Mr. M. Lapthorn
Chear Fen Boat Club
Cottenham Cambs

:eoffrey E. Smart MA
'avid J.T. Miller MA
Andrew Holme

Sidney House, Sussex Street
Cambridge CB1 1PE
Telephone 0223-58275 (3 lines)

Ginn & Co

SOLICITORS & COMMISSIONERS FOR OATHS

'our ref:
)ur ref: JAH/JLH

8th June 1978

Dear Mr. Lapthorn,

Re: 2 acres of land at Chear Fen Cottenham

Further to the completion of your purchase of the 2 acres I enclose herewith the deed of conveyance which has now been stamped. Please acknowledge receipt of this deed by signing and returning to me the enclosed form of receipt.

Yours sincerely,

M.J. Lapthorn Esq
Chear Fen Boat Club
Cottenham
Cambs

COUNCIL TAX BILL 2015/2016

South Cambridgeshire Hall
Cambourne Business Park
Cambourne,
Cambridgeshire CB23 6EA

South Cambridgeshire District Council

Account No: 1010115305

Date of Issue: 16/03/2015

MRS MA LAPTHORN
CHEAR FEN BOAT CLUB TWENTYPENCE ROAD
COTTENHAM
CAMBRIDGE
CB24 8PS

Address of property giving rise to charge:
CHEAR FEN BOAT CLUB TWENTYPENCE ROAD
COTTENHAM
CAMBRIDGE
CB24 8PS

Reason for Bill: Annual Billing **The above property is in band A**

Council Tax for your Property's Valuation Band

	% Change	Value of Change	Charge
Cambridgeshire County Council	2.0 %	£14.88	£762.84
South Cambridgeshire District Council	2.0 %	£1.63	£83.54
Cambridgeshire Police Authority	0.0 %	£0.00	£120.90
Cambridgeshire Fire Authority	0.0 %	£0.00	£42.84
Cottenham	-17.0 %	-£12.05	£58.87
Total Annual Charge	**0.4 %**	**£4.46**	**£1,068.99**

This parish precept supports total spending of £204,098 for Cottenham

Council Tax for period 01/04/2015 to 31/03/2016	£1,068.99
25% Disregard Resident Carer	£267.25 CR
Total Liability	**£801.74**
Council Tax Support	£801.74 CR

Total Amount Payable **£0.00**

THIS BILL IS FOR INFORMATION ONLY

Please see overleaf for payment details and opening times

12000314

9826 2127 0900 1010 1153 052

POST OFFICE®

PayPoint

You can now pay at any Post Office or PayPoint Using this barcode.

Amount payable: **£0.00**

Bill enquiries
For any enquiries please email us at revenues@scambs.gov.uk. Please ensure you include your account reference number in your email.

Enquiries about this bill may be made

By E-mail: To revenues@scambs.gov.uk

In Person: At the office address shown overleaf Monday to Friday 8:00 am to 5:30pm

By Telephone: Ring 03450 450064 Monday to Friday 8:00am to 5:30pm

If your enquiry relates to Council Tax Support the telephone number is 03450 450061

Paying Your Council Tax

We offer a variety of different methods to pay your Council Tax. Payments are due on the 8th of each month, unless you pay by direct debit where you can also choose to pay on the 23rd of each month.

Debit / Credit card payments are accepted, although please note that credit card payments are subject to a charge.

Please ensure that you quote your 10 digit reference number with every payment.

Direct Debit - if you are already paying by Direct Debit it will show on your bill. If you would like to set up a Direct Debit please complete and return the form if enclosed, or download from https://www.scambs.gov.uk/content/ways-pay-your-council-tax

Online payments - you can make payments via our website at: www.scambs.gov.uk/paymybill.

Telephone payments - please call our 24 hour line on 0345 045 5218.

PayPoint - please use the barcode from the front of the bill or contact us for a payment card. Please note the maximum payment at PayPoint outlets is £200.00 per transaction.

Post Office - please use the barcode on the front of the bill or contact us for a payment card. Please note the maximum payment at Post Office outlets is £999.00 per transaction.

Internet Banking / Standing Order - please make payments to:
Sort Code: 40-16-57 Account Number: 61180002 Reference: Your account number.

Please ensure that you quote ONLY the 10 digit account reference number.

Personal Payment - payments are accepted at Cambridge City Council offices, Mandela House, 4 Regent Street, Cambridge. 9am - 5pm Monday – Thursday and 9am - 4.30pm on Friday.

DISCOUNTS, REDUCTIONS AND PREMIUMS - HAVE YOUR CIRCUMSTANCES CHANGED?

Please check your bill carefully to ensure that the amount you are being charged is correct. If you have a discount, reduction or are subject to a premium does this still apply? If you are not claiming a discount have you read the enclosed information booklet to find out if you would qualify for one? **You are required by law to let us know of any change of circumstances which might affect your council tax liability within 21 days of that change. If you don't let us know of any such changes you may be liable to a penalty. More information can be found at www.scambs.gov.uk**

We may use your Council Tax information for the purpose of investigating certain crimes including Housing and Council Tax Benefit/Support fraud, Council Tax fraud and National Non Domestic Rate fraud. This may include the sharing of your information with other authorities for this purpose. Any sharing of personal information between us and other authorities will be conducted in a controlled and secure manner and in accordance with the law.

YOU WILL LOSE THE RIGHT TO PAY BY INSTALMENTS, AND WE WILL TAKE ACTION AGAINST YOU FOR THE FULL YEAR'S CHARGE, IF YOU DO NOT PAY YOUR INSTALMENTS ON OR BEFORE THE DAY THEY ARE SHOWN DUE.

COUNCIL TAX BILL 2009/2010

South Cambridgeshire Hall
Cambourne Business Park
Cambourne,
Cambridgeshire CB23 6EA

South Cambridgeshire District Council

Account No: 1010115305

Date of Issue: 16/03/2009

MRS MARIE ANNE LAPTHORN
CHEAR FEN BOAT CLUB TWENTYPENCE ROAD
COTTENHAM
CAMBRIDGE
CB24 8PS

Address of property giving rise to charge:
CHEAR FEN BOAT CLUB TWENTYPENCE ROAD
COTTENHAM
CAMBRIDGE
CB24 8PS

47614043

Reason for Bill: Annual Billing

The above property is in band A

Council Tax for your Property's Valuation Band

	% Change	Value of Change	Charge
Cambridgeshire County Council	3.9%	£25.44	£678.18
South Cambridgeshire District Council	4.5%	£3.22	£74.73
Cambridgeshire Police Authority	5.0%	£5.22	£109.80
Cambridgeshire Fire Authority	3.5%	£1.26	£37.56
Cottenham	-0.5%	£-0.20	£41.75
Total Annual Charge	**3.9%**	**£34.94**	**£942.02**

This parish precept supports total spending of £148,000 for Cottenham

Council Tax for the period 01/04/2009 to 31/03/2010	£942.02
Council Tax Benefit	£706.51 CR
Single Person Discount = 25%	£235.51 CR

Total Amount Payable **£0.00**

THIS BILL IS FOR INFORMATION ONLY

Please see overleaf for payment details and opening times

Forecast efficiency saving	By March 2009	As a % of 2007-08 Spend
Cambridgeshire County Council	£11,303,000	3.1%
South Cambridgeshire District Council	£1,089,000	3.6%
Cambridgeshire Fire Authority	£113,000	0.5%

These efficiencies equal **£73** for the average Band D dwelling

Amount payable: £0.00

Bill enquiries

☎ 03450 450 064

(8am to 8pm Monday to Saturday)
Please have your bill to hand when you call
email: revenues@scambs.gov.uk

Enquiries about this bill may be made

In Person:	At the office address shown overleaf Monday to Friday 8:30 am to 5:00pm
By Telephone:	Ring 03450 450064 Monday to Saturday 8.00am to 8:00pm
By E-mail:	To revenues@scambs.gov.uk
By Fax:	To 01954 713122

If your enquiry relates to Council Tax Benefit the telephone number is 03450 450061

Paying Your Council Tax

Direct Debit - If you are already paying by Direct Debit you need take no further action – your bill will carry the message "Paying by Direct Debit" and your payments will be collected in accordance with the schedule shown overleaf. If you would like to pay by Direct Debit please complete the enclosed instruction or contact us for further information.

Telephone Payment - If you have a Debit Card payment can be made using the Council's 24-hour debit card line. To use this method please call **03450 455 218**. Please have your Debit Card details, Council Tax reference number and the amount you would like to pay ready.

On-line Payments - You may now pay on-line.
Please log on to www.scambs.gov.uk/paymybill

Personal Payment - Payments may be made at the offices of Cambridge City Council, Hobson House, 44 St Andrews Street, Cambridge from 9am to 5pm Monday to Thursday and 9am to 4.30pm on Friday.

At a Post Office - You will need a plastic payment card to make payments at a Post Office. No charge will be made for this service. Please contact us if you would like a card.

Other methods of payment - if you wish to pay by Internet banking please ensure that you **quote your Council Tax reference number.** The bank details you will require are: Sort Code 40-16-57; Account Number 61180002; Account name Collection Account; Bank HSBC, 62 Hills Road, Cambridge. Payments will take at least five working days to reach the account. Please pay in plenty of time.

Have Your Circumstances Changed?

Please check your bill carefully to ensure that the amount you are being charged is correct. If you have a discount does this still apply? If you are not claiming a discount have you read the enclosed information booklet to find out if you would qualify for one? **You are required by law to let us know of any change of circumstances which might affect your council tax liability within 21 days of that change.**

IMPORTANT INFORMATION

We may use your Council Tax information for the purpose of investigating certain crimes including Housing and Council Tax Benefit fraud, Council Tax fraud and National Non Domestic Rate fraud. This may include the sharing of your information with other organisations for this purpose. Any sharing of personal information between us and other organisations will be conducted in a controlled and secure manner and in accordance with the law.

YOU WILL LOSE THE RIGHT TO PAY BY INSTALMENTS, AND WE WILL TAKE ACTION AGAINST YOU FOR THE FULL YEAR'S CHARGE, IF YOU DO NOT PAY YOUR INSTALMENTS ON OR BEFORE THE DAY THEY ARE SHOWN DUE.

Google Maps Cottenham

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Google

Cottenham
Cambridge CB24 8PS
UK