FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H12/0198/92 Received:14-FEB-92 Type:OUTLINE

Name: Dayfield Properties Ltd
70 Charlotte Street
London
W1P 1LR

Agent: Dennis Black Associates
85 Yarmouth Road
Norwich
Norfolk
NR7 0HF

Description: Erection of two dwellings

Location : Land south of Jolly Crispin Public House
Lutton Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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)

approved scheme is implemented satisfactorily.

4 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 Before any development is commenced, a scheme to provide screening (including type, position and height) shall be submitted to and approved by the Local Planning Authority and such a scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.

Reason: In the interests of the amenities of the locality.

7 The dwellings hereby permitted shall be semi-detached.

Reason: To ensure a satisfactory development which will be in character with the area.

8 The "amenity land" shown on the plan accompanying the application (drawing no. 990/31/01D received by the Local Planning Authority on 1 February 1993) shall be retained as such, in conjunction with the Jolly Crispin Public House.

Reason: In the interests of the visual amenities of the locality and also the amenities of the Public House.

9 Before any development is commenced, details of future use of land to the south (as outlined in blue on the plan accompanying the applicaiton) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory use in the interests of the amenities of the locality, given that the land would be physically separate from the Public House.

This permission is granted in accordance with the application submitted as revised by the amended details drawing no. 990/31/01D received by the Local Planning Authority on 1 February 1993.

The applicants are reminded that the submitted plan is indicative only and that siting, etc, are not included as part of this application and will be considered at the "Reserved Matters" stage.

SOUTH HOLLAND DISTRICT COUNCIL

The development should be designed and laid out to afford maximum protection from activities associated with the Jolly Crispin Public House to the north. In particular, noise sensitive rooms (ie. bedrooms) should be positioned away from the northern boundary and the garage should be suitably positioned to act as a "buffer". Also, the screening along the northern boundary should be a 1.8 metre high wall.

Some of the trees on the "amenity land" are the subject of Lutton Tree Preservation Order No. 3, 1992. As such, consent will be required from the Local Planning Authority for any works carried out to them.

The dwellings should be carefully sited and designed to ensure that they resemble a single unit in terms of external appearance.

The strip of land to the south is considered unsuitable for further residential development served off Marriots Gate.

Director of Planning and Building Control Services
10-MAR-93 H12/0198/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H12/0198/92

Date Registered 14 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Dayfield Properties Ltd
70 Charlotte St
London W1P 1LR

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Dennis Black Associates
615 Yarmouth Road
Norwich NR7 0HF

Tel. No. 0603-700776
(Personal contact name) L. Brown

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land to the south of the Jolly Crispins P.H. Lutton

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of two dwellings including details of siting and means of access.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £200.00 If you consider no fee is payable include a written explanation instead.

Signed... Date 13.2.92

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	x	

Please state Site Area .128 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [x] Design [ ] External Appearance [ ]

Means of Access [x] 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)	x
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 2

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	

5. GENERAL INFORMATION Please complete each section

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

Vacant pub curtilate

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: x → If so, name of road Mariotts Gate
Will there be --
Individual access(es) x
New estate road

C. What provision will be made for garages or parking within the site?

2 spaces per plot

TREES Please tick **one** box

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

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	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	n/a
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer [x] 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):

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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

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

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: Brent Walker, Lion Brewery Hartlepool

State Date notice served: 13.2.92

Signed ...Dennis Black Associates (Applicant/Agent) Date 13.2.92

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 .... Dennis Black Associates Applicant/Agent) Date 13.2.92

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: N/A

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 66 Jolly Crispins P.H. Lutton

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

for planning permission for two dwellings

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. NB: Owners rights: The grant of planning permission does not affect owners rights to retain or dispose of their property unless there is some provision to the contrary in an agreement or lease

Signed ..... Dennis Black Associates ..... Date 13 2 92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Boundaries

Neighbours "Domino" - consulted 4/2/93.

Other

Site Features Currently associated with Public House
Vacant land at rear at present. Will
future be developed for housing? Pub +
West Residential to E and opposite.

Inspected by: DMG
date: 4/3

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

DMG - 22/4.

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ... / No ....

- Any objection received? No
- If yes, is any obj. material? No
- Yes / No

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....

- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Offi
.....

Recommendation/draft report produced.....

Conditi /Reasons DPO authorised DMS 26/2/93

(cont)

1 SC8 - (details).
2 SC27 - (implementation of planting).
3 SC28 - (protection of existing trees).
4 B21 - (turning access).
5 Before any development is commenced, a scheme to provide screening (including type, position and height) shall be submitted to and approved by the Planning Authority and such a scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.
6 The dwellings hereby permitted shall be semi-detached.

Reasons

1 Standard.
2 Standard.
3 Standard.
4 B21.
5 In the interests of the amenities of the locality.
6 To ensure a satisfactory development which will be in character with the area.

NOTES

1 SN1 - (amended plans)...Drawing No. 990/31/01D received by the Local Planning Authority on 1 February 1993.
2 The applicants are reminded that the submitted plan is indicative only and that siting, etc, are not included as part of this application and will be considered at the "Reserved Matters" stage.
3 The development should be designed and laid out to afford maximum protection from activities associated with the Jolly Crispin Public House to the north. In particular, noise sensitive rooms (i.e. bedrooms) should be positioned away from the northern boundary and the garage should be suitably positioned to act as a "buffer". Also, the screening along the northern boundary should be a 1.8 metre high wall.
4 Some of the trees on the "amenity land" are the subject of Lutton Tree Preservation Order No. 3, 1992. As such, consent will be required from the Local Planning Authority for any works carried out to them.
5 The dwellings should be carefully sited and designed to ensure that they resemble a single unit in terms of external appearance.
6 The strip of land to the south is considered unsuitable for further residential development served off Marriots Gate.

Disabled access .....

rstanding RM .....

nded plans ..... viz

er

F'ˉˉ THER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DM8 20/2 D2 21/2

Publicity : General
Departure
Setting of LB Viz Tolly Cobbold PH, Marriotts Gate, The Lawn(2), 69 Marriotts Gate, No 2 Lovage

Residents (Postal): I don't think this is the most appropriate form of publicity for development affecting the setting of LBs

Residents (Delivery):

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 :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed .....

Further direction:

Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued ..... No. 21550

Date First Received 14.FEB.1992.

REGISTRATION

REFERENCE H12/0198/92

Cross-Ref N/A

Date 17/2/92

VALIDATION Date 18/2/92

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

Site area ...0.12... No. of dwellings ...2... Floorspace .....

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 19.2.92

Index Sheets .344 OS Nos ..... Grid Ref 547300 339400

Ward ...IC... Parish ...LITTLE... TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD ...YES... Inside LP Area.NO Level crossing ☐ TPO ☐
Footpath ☐ Other: Proximity

Linked to site.....Ref....344.. Linked to property.....Ref.....

Planning Records:
Earlier apps 31/1/91
4/6/1/90

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

Inputs completed.....

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H12/0198/92

Applicant: Dayfield Properties Ltd
70 Charlotte Street
London
W1P 1LR

Agent: Dennis Black Associates
85 Yarmouth Road
Norwich
Norfolk
NR7 0HF

Description: Erection of two dwellings

Location: Land south of Jolly Crispin Public House
Lutton Spalding Lincs

Type: OUTLINE

15-MAR-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

H Millar' Doonwoor
30 Marriots Gate
Lutton
Spalding
Lincs. PE12 9HN

c/ mr. E. W. Bee
48 marriots Gate
Lutton

APPLICATION Nº H12/0198/92.

MR. E.W. BEE
HB. MARRIOTS GATE
HUTTON
HNCS PE12 9HP.
17-3-92.

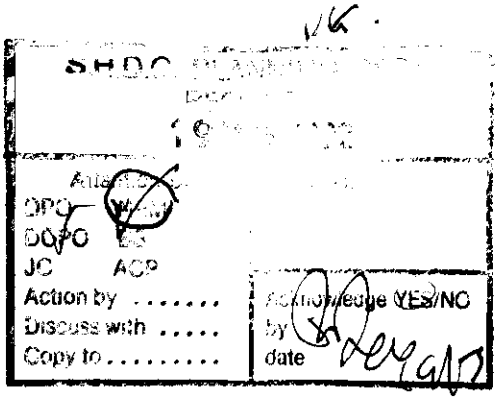
OBJECTION

Dear Mr Smith / Ms Gedney,

Re The above planning application
I would like to point out some observations to the proposed layout of the car park area in particular.

1. The re paved area to the north side of the car park is a patio layout built by the licensee and runs parallel to the wall and I have no desire to alter this facility to be changed.
2. In the southern corner it shows a group of shrubs, at the moment this area is occupied by my bottle store and alongside going north is my double garage, which are not shown on this plan and neither is there any proposal as to where they will be resited.
3. All the drainage system including ass pit are in the car park area and at present the over flow runs into the site proposed for the two dwellings and outwards to the drainage dyke.

Yours faithfully



MR. B. S. [illegible],
DIRECTOR OF PLANNING,
PLANNING & BUILDING CONTROL PART,
COUNCIL OFFICES,
PRIORY ROAD,
SPALDING
LINCS
PE11 2XE.

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
16 FEB 1993

Acknowledged
NFO
NCPO
AC ACP
Action by .....
Entered with .....
Copy to .....

File Nos.

Acknowledge yes/no
by SF 16/2

M.E. MILLER,
WOODWOOD,
80 MARKETS GATE,
KIRTON,
SPALDING,
LINCS.
PE12 9HA

17/2 attic

REFERENCE APPLICATION NO H12/0198/92.

DEAR SIR

I UNDERSTAND FROM MY NEAR NEIGHBOURS THAT PLANNING PERMISSION IS ONCE AGAIN BEING SOUGHT FOR LAND TO THE SOUTH OF THE JOLLY CRISPIN. TO MY KNOWLEDGE THIS IS THE THIRD ATTEMPT TO OBTAIN PERMISSION! ON PREVIOUS OCCASIONS THE APPLICATIONS HAVE BEEN REFUSED ON THE GROUNDS THAT TO FACILITATE SUCH A DEVELOPMENT HALF THE JOLLY CRISPIN CAR PARK WOULD HAVE TO BE SACRIFICED. LIVING TWO HOUSES AWAY FROM THE AREA IN QUESTION THIS APPLICATION COULD SERIOUSLY AFFECT MY PROPERTY IN RELATION TO TRAFFIC UNABLE TO PARK AT THE PUBLIC HOUSE PARKING ON THE ROADSIDE. I WOULD THEREFORE LIKE TO OBJECT IN THE STRONGEST POSSIBLE TERMS TO THIS DEVELOPMENT ON THE BASIS THAT

1/ THE PROPOSED TWO BUNGALOWS WILL TAKE UP PARKING SPACE CURRENTLY USED BY JOLLY CRISPIN PATRONS.

2/ A FURTHER ENTRANCE WILL HAVE TO BE MADE CLOSE TO A VERY DANGEROUS JUNCTION WITH ROMAN GATE AND NEARBY OPPOSITE SCHOOL LANE. THIS WILL CONSTITUTE A DANGER TO YOUNG AND OLD ALIKE, A PLAYGROUND MEANS CHILDREN & WHEELED NEARBY AND ANY ADDITIONAL VEHICLE MOVEMENT MUST ENDANGER THE CHILDREN.

3 A FURTHER PLANNING APPLICATION IS CURRENTLY UNDER CONSIDERATION BY YOUR OFFICER FOR PERMISSION TO BUILD A PROPERTY IN THE GARDEN OF THE HOUSE RIGHT ALONGSIDE THE PROPOSED DEVELOPMENT. THIS WILL CREATE A FURTHER ENTRANCE AND ADD TO AN ALREADY DANGEROUS SITUATION

4 ADDITIONAL PARKING WOULD INEVITABLY PEAK ON MARKETS DAYS PROBABLY ON BOTH MY HOUSE RESULTING IN DISTURBANCE TO MY FAMILY AT UNSOCIAL HOURS.

I AGREE THAT THE CRISPIN CAR PARK IS NOT FULL EVERY NIGHT, BUT ON 2 OR 3 OCCASIONS PER WEEK IT IS. THE CONTINUANCE PLAN OF THE BREWERY TO USE MORE OF THE CRISPIN GARDEN WILL NOT IN ANY WAY BE SUFFICIENT TO PROVIDE ADEQUATE SAFE PARKING. I AM OF THE OPINION THAT THE WHOLE DEVELOPMENT OF THAT AREA IS DANGEROUS. SHOULD YOUR DEPARTMENT GRANT PERMISSION FIRSTLY I WOULD BE SURPRISED, BUT THEN I WOULD EXPECT YOU TO MAKE MARKETS GALE A DOUBLE YELLOW LINE AREA IMMEDIATELY ENFORCEABLE 24HRS PER DAY. I FOR ONE WILL LOOK THE MATTER FURTHER IF AS A RESULT OF DEVELOPMENT I AM SUBJECTED TO ADDITIONAL DISTURBANCE CAUSED BY PUB PATRONS ARRIVING AND DEPARTING USING MARKETS GALE AS A CAR PARK

THE WHOLE DEVELOPMENT OF THIS CORNER IS LUDICROUS WITH OTHER PLANNING PERMISSION ALREADY GRANTED FOR HOMES THROUGHOUT THE VILLAGE EXCEPT. I STRESS THIS POSITION IS DANGEROUS AND WILL CONSIDER IT AS A GRAVE DANGER TO VILLAGE RESIDENTS FROM ROAMING PARKING.

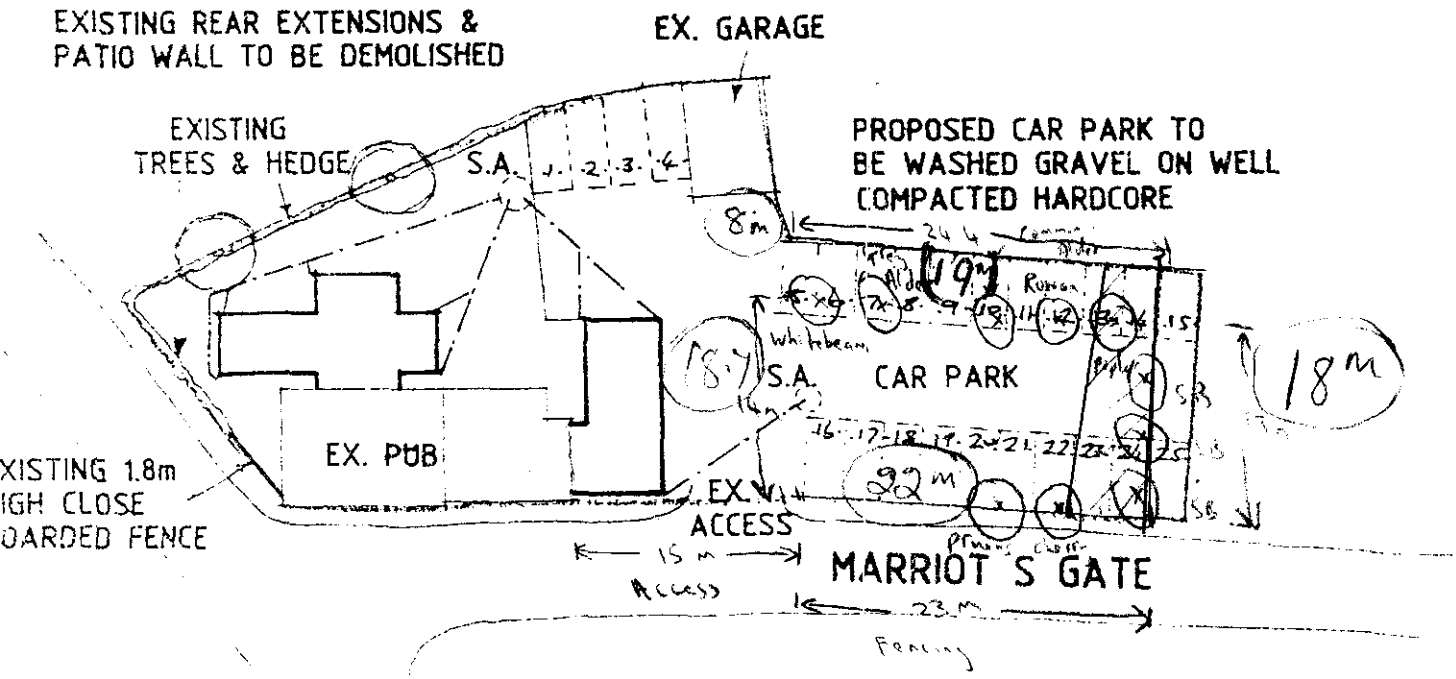
YOURS SINCERELY

MARTIN & HELEN

Survey Plan

NOTE

EXISTING REAR EXTENSIONS & PATIO WALL TO BE DEMOLISHED



SITE PLAN

Les Brown Associates,
4 Church Street,
Old Catton,
Norwich.
NR6 7DS.

Mr D Godfrey

DMG/JJ B12/0196/92

PDB/GEN/L

10 Jan 1996

Dear Sir,

LAND TO SOUTH OF JOLLY CRISPIN, LUTTON.

I write further to your letter dated 15th December 1995.

As stated previously, the site is within Lutton LBD. The determining issue would therefore appear to be whether 4 dwellings would be an acceptable form of development having regard to such matters as the site's characteristics, its relationship to adjoining property and highway considerations.

Without prejudice and notwithstanding the previous permission, if an application were to be submitted for 4 plots it is suggested that the plot size should be more even. The dwellings should have a rural character and preferably be single storey to ensure that the residential amenity of the neighbouring property would not be materially affected. They should also be designed to ensure that activity associated with the adjoining public house/car park does not have a detrimental effect upon the residential amenity of future occupiers.

Concerning visibility, the County Highways Authority reiterate that visibility, particularly to the south, is not ideal (PPG 13, 1994 recommends a minimum of 2m by 90m in respect of a 30mph speed limit). On this basis and notwithstanding your comments they have informally stated that they do not support additional development over and above that already permitted. Also, concern has been expressed over inadequate turning provision for service/delivery vehicles.

Pursuant to the above, I can only suggest that a planning application

be submitted so that the Development Control Committee can make a formal assessment.

I hope the above information is of assistance to you. I must also remind you that my comments are offered without prejudice to any formal decision of this Authority.

Yours faithfully

N Midlen
Development Control Manager

Les Brown associates
planning & development consultancy

L.C.Brown Dip.EP MRTPI.
Chartered Town Planner

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire

15th. December 1995

ACTION
Attention of DCM
Discuss with
Copy to
File Ref
Comments

DG

Your ref. **DMG/JJH12/0111/95**
Our ref. **PUB/GEN/L**

Dear Sirs

Land to South of Jolly Crispin Lutton

I refer to our various correspondence concerning the above mentioned site and comments contained in your letter of 19th. September 1995. You will recall that we enclosed a sketch proposal for 4 units off a private drive access similar to that for the approved two units.

Prior to submitting a formal application we would appreciate your informal comments on that layout (copy enclosed). It would be particularly helpful if you could obtain the views of the Highway Authority. Concerning visibility we can achieve between 2 x 30 or 40m. on the non-traffic side and visibility to the north as far as the Marriotts Gate junction.

There appears to be no differentiation in PPG 13 between the standards required for access visibility on developments of between 1 and 6 dwellings (paragraph 2 of annex D). We therefore feel the proposal for 4 units could adequately be served from the drive approved for the smaller development of 2 units. This would complete the development of this land located within the development boundary and enable the resolution of the problems identified in our letter of the 21st. August 1995.

We look forward to hearing from you.

Yours sincerely

L.C. Brown

4 Church Street Old Catton Norwich NR6 7DS
Tel. 01603 403186 Fax. 01603 403186 Mobile 0836 636350

File: Plan 11.

HIGHWAYS DEVELOPMENT CONTROL
RECORD OF GENERAL ADVICE

~~Telephone Call~~ / ~~Meeting~~ / Planning Application (Ref. No. H12/0111/95)

Date:- 3-1-96

Enquirer / ~~District Council~~:- D. Gedney - SHDC

Pre Application / ~~Current Application~~ / ~~Development Road~~ / ~~General~~

Site Description:- South of Jolly Cropper, Leuchars

Advice Given / ~~Information Requested~~ / ~~Notes of Meeting:-~~

I refer to the letter from Les Brown Associates dated 15/12/95.

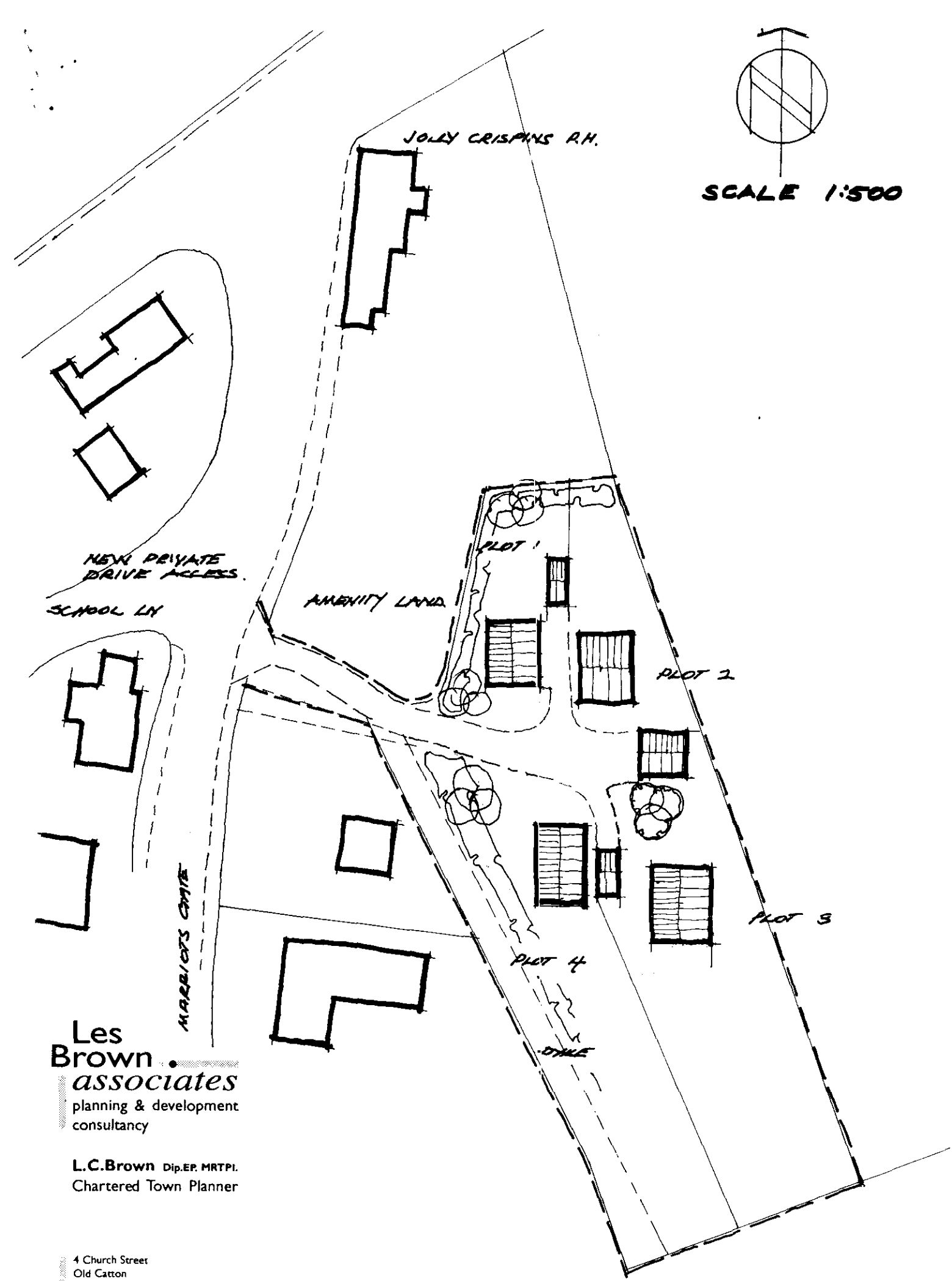
You will appreciate, from previous correspondence regarding this site the visibility, to the South is not ideal (PPG 13 recommends a minimum of 90m for 30m.p.h) However it was accepted for two dwellings which have permission. I do not consider the access to be suitable to an increase in development therefore I would object to such a proposal, as shown on their sketch, on the grounds of inadequate visibility and lack of turning for service and delivery vehicles.

Signed:- C Bruce

Date:- 3-1-96.

Confirmed in writing: ~~Y / N or~~ passed to District Council —

Form: H / A / GA 1



Les Brown associates
planning & development consultancy

L.C.Brown Dip.EP. MRTPI.
Chartered Town Planner

4 Church Street
Old Catton
Norwich NR6 7DS

Tel. 01603 403186
Fax. 01603 403186
Mobile 0836 636350

APPLICATION REFERENCE: H12/0198/92 DATE RECEIVED: 14-FEB-92

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 17 FEB 1993

TYPE: OUTLINE

DESCRIPTION: Erection of two dwellings

LOCATION: Land south of Jolly Crispin

APPLICANT: Dayfield Properties Ltd AGENT: Dennis Black Associates

REASON FOR COMMITTEE CONSIDERATION
To enable the Planning Committee to ascertain whether the arrangements for future maintenance of the amenity area are satisfactory.

RECOMMENDATION
That upon the expiration of the consultation period (25 February 1993) the Director of Planning and Building Control Services be authorised to grant permission subject to conditions.

PLANNING ISSUES

1 At the Planning Committee Meeting held on 18 November, 1992, it was resolved that the Director of Planning & Building Control Services be authorised to grant permission, subject to:-
(i) The access being relocated at the southern end of the site;
(ii) Satisfactory arrangements for future maintenance of the amenity area.

2 The applicants have now submitted further plans which amend the boundary of the site and which show the vehicular access at the southern end of the site. Also, they have stated that they are willing to retain the frontage "amenity land" as part of the Public House but are not prepared to enter into a formal agreement to cover this position due to "further delays bearing in mind the length of time it has taken". The amended plans indicate this and the Parish Council plus local residents have been re-consulted.

3 An application has recently been submitted for a frontage dwelling immediately to the south of the access (H12/0005/93). This is currently under consideration.

REPRESENTATIONS

Parish Council: Objected to original scheme on grounds of reducing car parking space at the Jolly Crispin Public House. Wish the "amenity land" to be retained as a meeting place for parents with young families.

Response awaited in respect of amended plans (expiry 16 February, 1993).

County Highways: Consider the access would have been better located on the northern side of the site's frontage. However, in view of Committee decision, recommend conditions.

Environmental Services: Some loss of amenity for these dwellings would be inevitable due to relationship with Public House. Notwithstanding this, however, should the Committee be minded to grant permission, then the design, construction and layout must afford adequate protection with noise sensitive rooms (ie, bedrooms) away from northern boundary.

Public: Received from 48 Marriots Gate (summarised)
- Patio area to pub should not be changed.
- Southern corner of car park presently occupied by my bottle store and also double garage. Where will all these be re-located?
- Drainage system in car park area. Overflow runs into site proposed.

SCHEDULE OF CONDITIONS

1 SC8 - (details).
2 SC27 - (implementation of planting).
3 SC28 - (protection of existing trees).
4 B21 - (turning access).
5 Before any development is commenced, a scheme to provide screening (including type, position and height) shall be submitted to and approved by the Planning Authority and such a scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.
6 The dwellings hereby permitted shall be semi-detached.
7 The "amenity land" shown on the plan accompanying the application (Drawing no. 990/31/01D received by the Local Planning Authority on 1 February, 1993) shall be retained as such, in conjunction with the Jolly Crispin Public House.
8 Before any development is commenced, details of future use of land to the south (as outlined in blue on the plan accompanying the application) shall be submitted to and approved by the Local Planning Authority.

Reasons

1 Standard.
2 Standard.
3 Standard.
4 B21.
5 In the interests of the amenities of the locality.
6 To ensure a satisfactory development which will be in character with the area.
7 In the interests of the visual amenities of the locality and also the amenities of the Public House.
8 To ensure a satisfactory use in the interests of the amenities of the locality, given that the land would be physically separate from the Public House.

NOTES

1 SN1 - (amended plans)...Drawing No. 990/31/01D received by the Local Planning Authority on 1 February 1993.
2 The applicants are reminded that the submitted plan is indicative only and that siting, etc, are not included as part of this application and will be considered at the "Reserved Matters" stage.

3 The development should be designed and laid out to afford maximum protection from activities associated with the Jolly Crispin Public House to the north. In particular, noise sensitive rooms (i.e. bedrooms) should be positioned away from the northern boundary and the garage should be suitably positioned to act as a "buffer". Also, the screening along the northern boundary should be a 1.8 metre high wall.

4 Some of the trees on the "amenity land" are the subject of Lutton Tree Preservation Order No. 3, 1992. As such, consent will be required from the Local Planning Authority for any works carried out to them.

5 The dwellings should be carefully sited and designed to ensure that they resemble a single unit in terms of external appearance.

6 The strip of land to the south is considered unsuitable for further residential development served off Marriots Gate.

File
H12/0198/92

Councillor B. Alcock,
Chairman of Development Control,
81 Postland Road,
Crowland,
Peterborough,
PE6 0JB.

Mrs. S.A. Waltham

SAW/CMT

30 August 1996

Dear Councillor Alcock,

South Holland Internal Drainage Board

I enclose a copy of an extract from the Board's Agenda for the meeting on 3 September 1996 together with copy letters I have sent on the matter. I send them to you for information should a Councillor raise the matter with you.

Yours sincerely,

S.A. Waltham (Mrs.),
Director of Housing & Planning Services.

MATTERS ARISING FROM PREVIOUS APPLICATIONS

40/96. THE FOLLOWING APPLICATIONS HAVE BEEN "GRANTED" CONSENT:-

(a)(27/96) Full application for a pipe bridge over the South Holland Main Drain at Pridgeons Bridge, Whaplode Drove by Anglian Water Services - H13/248/96. Works to install the water main 'across country' are now well advanced and progressing in accordance with the terms of the Licence and conditions issued. The pipe bridge has been installed.

(b)(30b/96) Full application for a dwelling and associated light industrial unit at Plot 2 Foxes Lowe Road, Holbeach for Clive Browne by Broadgate Builders Ltd. - H09/1208/95.

41/96. DETERMINATION OF THE FOLLOWING APPLICATIONS HAVE BEEN "DEFERRED" BY THE PLANNING AUTHORITY:-

(a)(26/96) Reserved matters application for residential development at Broadgate, Weston Hills by Broadgate Homes Ltd. - H22/116/96. Broadgate Homes Ltd. have provided a survey of the private dyke between the site and Delgate Drain to which they presently have an old 6" diameter surface water outfall in poor repair and heavily silted. Alternative improvements to the private dyke have been specified that would give betterment to the site and the affected farmer, with whom Broadgates are liaising, whilst safeguarding existing properties that have experienced localised drainage difficulties in wet periods.

(b)(30a/96) Full application for a Petrol Filling Station, restaurant and motor lodge at the A.151/A.16 roundabout by Saxon Petroleum Ltd. - H16/1135/95. Site drainage has been discussed with a potential developer who is aware of the Board's policy of seeking contributions in respect of increased rates of storm water discharge.

MATTERS ARISING FROM PREVIOUS CONSENTS AND REPORTS

42/96(11/95) Residential development at Wignals Gate, Holbeach by Broadgate Builders (Spalding) Ltd. - H9/959/93. Payment of the second and final stage payment of £7,104 has been received.

43/96(1/96) Proposed new Classroom Block at the Sir John Gleed Boys School, Spalding by Lincolnshire County Council - H16/1003/95. Confirmation that the requested contribution in respect of increased rates of storm water run-off to the Exeter Drain system will be forthcoming is anticipated shortly whereupon an account will be submitted.

44/96(25/96) Application to renew outline permission H12/198/92 for the erection of 2 dwellings on land to the South of the Jolly Crispin PH at Lutton by Les Brown Associates on behalf of Pubmaster Ltd. - H12/0115/96. Members will be aware from my last report that planning permission has been renewed for development originally approved on an amended plan not submitted for Board's consideration after correspondence with the Architect that was copied to the Planning Department drawing all parties attention to the presence of the Lutton Village Drain and Byelaw restrictions.

A meeting of Planning Committee Members/Board Members, was convened on site on the 29th May 1996 to show the intolerable situation the Board is now in. Basically, unless the Board relax its Byelaws, the development cannot occur. Mr. Pearl thought is necessary that a representative of the Planning Department was in attendance and so the meeting was reconvened later that day when Mr. J. Blacklock was invited to explain why the consent was originally issued in conflict with the Drainage Boards requirements. His file failed to reveal any reference to copy correspondence from the Board in

respect of earlier applications even though our records indicate copies of three separate letters were sent regarding three references between May 1990 and February 1992, the last date being the response to the layout subsequently amended. Two of our responses were also copied to the former N.R.A.

There would seem to be a breakdown in liaison between the S.H.D.C. and the Board and in fact this matter is to be the subject of discussion with the Head of Planning at a meeting to be called towards the end of October when the Local Plan Public Enquiry pressures on his Department have hopefully reduced.

Examination of my planning files back to the late 60's clearly indicates a deterioration in the present Councils desire to acknowledge land drainage interests. Letters from some 30 years ago from the former Authority's Planning Officer actually asked for drainage advice and enquired whether the Board's Byelaws should be applied or referred to. Currently, the Planning Department only seem to want to hear of an objection as to why Planning Permission should be withheld, but would not refuse consent on land drainage grounds or Byelaws infringements. They state that as such matters are covered by other legislation (The Land Drainage Act) Planning legislation dictates that such refusals would be incorrect. Whilst having some sympathy with that view, and not wishing to require the Planning Authority to operate the Board's Byelaws, it does seem a negative attitude to ignore other Local Authority views and legislation. Therefore, whilst all the Board's Planning responses are to applicants/agents, where there is a Byelaw involvement or potential drainage difficulty, copies of the responses are sent to the Director of Planning and also the Environment Agency where considered appropriate. Several cases lead me to believe this copy correspondence falls on deaf ears and as this particular case illustrates, may never even reach the file or the case officer.

45/96(28a/96) Full application to convert a car showroom into a shop at Moulton Service Station, High Road, Moulton for Mr. J. Sharma by G.R. Merchant - H13/11/96. All matters relating to this application and property have been resolved. Mr. Sharma has acknowledged his responsibility for the Ramper Road Drain culvert under his property, formerly owned by Mr. F. Sanderson and his Architects has prepared drawings incorporating access doors to safeguard access to the inspection chamber in the building for inspection and cleansing.

46/96(28e/96) Car Park surfacing at The Jolly Crispin P.H., Marriotts Gate, Lutton for Mr. M.E. Bunn by Status Design - H12/1188/95. Car park surfacing and fencing has been completed in accordance with the agreed conditions and an account for the initial 5 yearly payment of the acknowledgement has been submitted.

J.T. Elsey (Engineer to the Board)
R. Staines (Planning and Wayleave Officer)

To Council Representatives on
South Holland Internal Drainage Board.

Mrs. S.A. Waltham

SAW/CMT

30 August 1996

Dear Councillor,

South Holland Internal Drainage Board

I enclose a letter to Mr. Elsey, Engineer to the Board, which is self-explanatory. I hope that this gives a complete picture of the prevailing situation. Specific points about the application at the Jolly Crispin are to be discussed at the meeting with Roger Smith.

Yours sincerely,

S.A. Waltham (Mrs.),
Director of Housing & Planning Services.

Mr. J.T. Elsey,
Engineer to the Board,
South Holland Internal Drainage Board,
Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding,
Lincs.
PE12 7PA.

Mrs. S.A. Waltham

SAW/CMT

BY FAX

30 August 1996

Dear Mr. Elsey,

Meeting of the Board - 3 September 1996
Agenda Item 6(b) Planning Report
Item 44/96 - Planning Application H12/198/92

One of the Council's representatives on your Board, Councillor Barker, has raised with me your report under the above Agenda item.

I feel it is unfortunate that you raise the matter of the liaison between our two organisations prior to your meeting with the Head of Planning, Roger Smith, to discuss this matter including the specific case of the application at the Jolly Crispin Public House. Given that you have decided to report now I believe it is important that your members are made aware of the full picture.

As a local planning authority we have to follow planning law and government guidance when considering planning applications. To do otherwise lays the Council open to potential successful claims of maladministration, and loss of planning appeals with costs awarded against the Council.

I recognise your regret that the situation which apparently prevailed some 30 years ago does not prevail now. However this results as a change in the law not as a result of attitudes within my Department.

A comparable situation is that of Building Regulations which it is not legitimate to seek to enforce through Development Control. However if there is non-compliance with Building Regulations, a planning permission may not be capable of implementation. In the case of these two sets of controls not only are they administered by the same local authority but from the same department.

/Over ...

In the circumstances I ask that you bring to the attention of your Board this letter when considering Item 44/96. I am also copying my letter to the Council's representatives on the Board although I recognise that, due to the postal strike, it may not reach all of them.

I hope that your meeting with Roger Smith helps to clarify the respective positions of each of our authorities.

Yours sincerely,

S.A. Waltham (Mrs.),
Director of Housing & Planning Services.

SOUTH HOLLAND
Internal Drainage Board

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

Tel: (01406) 424933
Fax: (01406) 426501

Please contact: Mr. Elsey

Our Ref. JTE/PA-K/198/92/JAM Your Ref.

Date 30 August 1996

Dear Mrs. Waltham,

MEETING OF THE BOARD - 3RD SEPTEMBER, 1996

I acknowledge receipt of your faxed letter of todays date and confirm that the contents will be fully reported to my Board at the above meeting.

In view of the unfortunate delay in being able to meet with the Head of Planning I consider it my duty meanwhile to keep my Board fully informed particularly in view of the site meeting referred to in item 44/96 of my Report.

Yours sincerely,

J T Elsey

ENGINEER TO THE BOARD

Mrs. S.A. Waltham,
Director of Housing & Planning Services,
South Holland District Council,
Priory Road,
Spalding,
LINCS.
PE11 2XE

SOUTH HOLLAND
Internal Drainage Board

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

Tel: (01406) 424933
Fax: (01406) 426501

Please contact: Mr. Elsey

Our Ref. JTE/PA-K/198/92/JAM Your Ref.

Date 30 August 1996

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In view of the unfortunate delay in being able to meet with the Head of Planning I consider it my duty meanwhile to keep my Board fully informed particularly in view of the site meeting referred to in item 44/96 of my Report.

Yours sincerely,

J J Elsey

ENGINEER TO THE BOARD

Mrs. S.A. Waltham,
Director of Housing & Planning Services,
South Holland District Council,
Priory Road,
Spalding,
LINCS.
PE11 2XE

SOUTH HOLLAND
Internal Drainage Board

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

Received 10/6/96.

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/198/92/JAM H12/0198/92

Your Ref.

Date 24 February 1992

Full 28/6/96

Dear Sirs,

OUTLINE PLANNING APPLICATION - DAYFIELD PROPERTIES LTD
2 DWELLINGS - JOLLY CRISPIN P.H., LUTTON

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

The watercourse along the sites South Western boundary is my Board's Lutton Village Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. Scaling from your drawing number 990/31 01B indicates that the dwelling on plot 2 is too close to the Board's watercourse but I believe this could be resited accordingly. Similarly, the driveway turning area fronting this dwelling is also too close but provided the surfacing were confined to gravel and this area was to be of a "non permanent" nature, I feel sure a suitable agreement could be prepared granting approval.

Should a fence be required along the South Western boundary, my Board will raise no objection to this being erected provided it is positioned at least 1 metre from the brink of the watercourse and is of a temporary nature in order it can be easily removed at no cost to my Board should the need arise. Your client and prospective purchasers must however be informed the Board's prior permission must be sought for any future works alongside the Board's watercourse as set out in clause 1 of the enclosed conditions.

I believe foul sewer connections are proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

copy to D.C.

Our Ref: RS/PA-K/198/92/JAM Your Ref: 24 February 1992

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

In that eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

ENGINEER TO THE BOARD

Dennis Black Associates,
85 Yarmouth Road,
Norwich,
Norfolk.
NR7 0HF

100. PLANNING APPLICATIONS (continued)

For	Against	Abstained
Councillor Mr T Barker	Councillor Mr A J Biggadike	Councillor Mr B Alcock
Councillor Mr C J T H Brewis	Councillor Mr T Bray	Councillor Mr N I Capes
Councillor Mr J Clark	Councillor Mr J R Pearl	Councillor Mr A E Naylor
Councillor Mr B J Davies		Councillor Mr T G M Tyler
Councillor Mr E N Davies		
Councillor Mr J A Dobney		
Councillor Mr C F Fisher		
Councillor Mr J Goodley		
Councillor Mrs E O Hall-Patch		
Councillor N P Judge MBE		
Councillor Mr B A Paul		
Councillor Mr W D Skells		
Councillor Mr D A Tennant		
Councillor Mr R C West		
Councillor Mr M C White		

(The proposition was therefore carried by 15 votes to 3.)

(Councillor J. Clark reported for information that, contrary to a suggestion to him, he was not a friend of the applicant and would not therefore be declaring an interest under the Code of Conduct but would remain and participate in consideration of the above application.)

(e) **Application not determined**

The undermentioned application be not determined, and the application be filed away:-

Plan No. and Applicant	Proposal
H09/0098/92 W E Robinson (t/a Kingfisher Doors)	Workshop and siting of porta-cabin (office) at 52 Clough Common, Holbeach Clough.

(It was also agreed that the new owner be advised that planning permission will be required for the retention of the workshop and porta-cabin for a use incidental to the enjoyment of the dwelling house.)

(f) **Applications the Director of Planning and Building Control Services authorised to approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

Plan No. and Applicant		Proposal
H12/0198/92 Dayfield Properties Ltd.	O.A.	Two dwellings on land south of the Jolly Crispin public house, Lutton.

(Subject to the deletion of condition 7)

(It was reported that two late letters of objection had been received.)

H13/1128/92 Moulton Harrox Education Foundation	Five dwellings with private access road, including demolition of existing cottage at Seas End Road, Moulton Seas End.

BRIAN S. A Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding.
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H12/0198/92 Type: OUTLINE

Applicant: Dayfield Properties Ltd Agent: Dennis Black Associates
Tel: 0603 700776

Description: Erection of two dwellings

Location: Land south of Jolly Crispin
Public House
Lutton
Spalding Lincs

Valid date: 14-FEB-92 Terminal date: 10-APR-92
Target dates: Target Committee: 22-MAY-92
To case officer 21-FEB-92 Report deadline: 08-MAY-92
Inspected by 24-FEB-92
Extra contacts 28-FEB-92 Case Officer:
Report if not clear by 20-MAR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .12 HA
Category: Newbuild
Listed building: Other Constraints: FP
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Lutton PC	0775 724941	20-FEB-92	05-MAR-92	
Cllr D A Tennant		20-FEB-92	05-MAR-92	
Cllr E J Clarey	0406 363141	20-FEB-92	05-MAR-92	
Cllr M D Booth	0406 350034	20-FEB-92	05-MAR-92	
Owner/Occupier, Jolly Crispin Public House		29-JAN-93	12-FEB-93	Amended plans.
Owner/Occupier, The Laurels, marriots G.		29-JAN-93	12-FEB-93	
Owner/Occupier, 69 marriots Gate.		29-JAN-93	12-FEB-93	
Owner/Occupier, 2 Longate.		29-JAN-93	12-FEB-93	
Mr E W Bee, 48 marriots Gate.		29-JAN-93	12-FEB-93	
Parish Council		~~29 Jan 93~~ 2 FEB	~~12 Feb~~ 16 Feb	
Owner/Occupier, "Domino", Longate, Lutton.		04 FEB 93.	25-FEB-93.	

BRIAN SM... Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

CSM

Application no: H12/0198/92 Type: OUTLINE

Applicant: Dayfield Properties Ltd
Tel:

Agent: Dennis Black Associates
0603 700776

Description: Erection of two dwellings

Location: Land south of Jolly Crispin
Public House
Lutton
Spalding Lincs

Valid date: 14-FEB-92 Terminal date: 10-APR-92
Target dates: Target Committee: 25-MAR-92
To case officer 19-FEB-92 Report deadline: 11-MAR-92
Inspected by 24-FEB-92
Extra contacts 29-FEB-92 Case Officer:
Report if not clear by 20-MAR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .12 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

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Clerk to Lutton PC	0775 724941	20-FEB-92	05-MAR-92	C. Comments
Cllr D A Tennant		20-FEB-92	05-MAR-92	
Cllr E J Clarey	0406 363141	20-FEB-92	05-MAR-92	
Cllr M D Booth	0406 350034	20-FEB-92	05-MAR-92	
Jolly Crispin Public	House, Marriots Gate,		05-MAR-92	19-MAR-92
Owner/Occupier	The Laurels, Marriots Gate,		05-MAR-92	19-MAR-92
Owner/Occupier	69 Marriots Gate		05-MAR-92	19-MAR-92
Owner/Occupier	2 Loggate		05-MAR-92	19-MAR-92

L.C.C. — DOS Attached Jc 05 27/2/92.

SITE DETAILS

Grid ref: 543300 325440
OS Sheets: 154 Parcel:

BRIAN S. A Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

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Cllr M D Booth	0406 350034	20-FEB-92	05-MAR-92

L.C.C. Obs Attached JE CB 27/2/92.

SITE DETAILS

Grid ref: 543300 325440
OS Sheets: 154 Parcel:

LUTTON PARISH COUNCIL

OBJECTION

Clerk

N. Humphries
7, Oakley Drive,
Spalding,
Lincs. PE11 2BN
(0775) 724941

LATE OBS: Offr DM. Date 15/2
Salient points highlighted

10th February 1993.

S.H.D.C. PLANNING DEPT.
RECEIVED
15 FEB 1993 DG

Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding.
Lincs.

Dear Sir,

Planning Application H12/0198 - Erection of two dwellings (Outline) - Land South of Jolly Crispin PH, Lutton (Dayfield Properties Ltd)

I refer to your letter of the 2nd February and would advise that the Parish Council object to the second amendment and suggest that if you are mindful to grant permission to this application which this Parish Council strongly objected to, that it be granted only on the plan submitted on the first application and forwarded to me under cover of your letter of the 29th ult.

Insofar as the future maintenance of the "amenity land" is concerned I believe that the Parish Council would be interested in having discussions with the owners regarding the future of it, as you are aware this Council consider this area of land crucial to the community life of the village and it should be preserved as such for future generations to enjoy.

Yours faithfully,

N. Humphries

Clerk.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C

Planning Reference 11/12/1198/92

The following are my observations upon the enquiry under the reference quoted above:—

Town Council, Hutton

With reference to the amended plan, in accordance with Committees recommendation, I would request condition B22 rather than B21

I would point out that I consider the access would have been better located on the northern end of the sites frontage

Date 4/2/93

Signed ..... Director of Highways and Planning

D M Gedney

DMG/SAH
H12/0198/92

Mr N Humphries
Clerk to Lutton Parish Council
7 Oakley Drive
Spalding
Lincs PE11 2BN

2 February 1993

Dear Sir

Planning Application H12/0198/92 - Erection of Two Dwellings (Outline) - Land South of Jolly Crispin Public House, Lutton (Dayfield Properties Ltd)

I write further to my letter dated 29 January 1993 in respect of the above.

As stated previously, it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to, inter alia, the access being repositioned and also satisfactory arrangements for future maintenance of the frontage "amenity land".

I have now received amended plans from the applicants, a copy of which is enclosed. The dwellings would be semi-detached and their position has been shown indicatively (siting would still remain a reserved matter).

Also, the access has been relocated in accordance with the Planning Committee's wishes. The land as outlined in blue along the frontage would be retained within the curtilage of the Public House as "amenity land". As is presently the case, it would be made available for use by customers of the Public House and also by members of the public with the permission of the owners/tenants. The trees would be retained, since they are the subject of a Tree Preservation Order.

Cont/....

Cont/...

Further to the above, if the Parish Council wish to raise further comments, I would be pleased to receive them within the next 14 days.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Enc.

85 Yarmouth Road·Norwich· NR7 0HF
Tel: Norwich (0603) 700776 Fax: 0603 701816

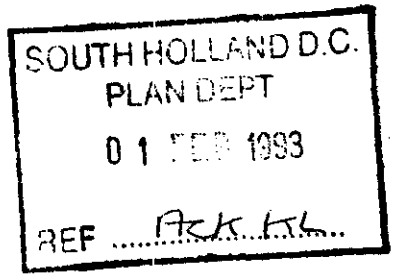
Dennis BLACK associates
ARCHITECTS · PLANNING CONSULTANTS

Dennis G. Black Dip.Arch. R.I.B.A.
Geoffrey C. Grimwood
associate
Leslie C. Brown Dip.T.P. MRTPI

our ref 1025/13 THE JOLLY CRISPINS PUBLIC HOUSE LUTTON

date 29th January 1992

South Holland District Council
Planning Department
Priory Road
Spalding
PE11 2XE



Your ref. H12/0198/92

Attn. D Gedney Esq

Dear Sirs,

Further to our letter of the 4th January 1993 and our telephone conversation today, please find enclosed four copies of amended plan showing increased boundary depth to plot 1 adjacent to the public house.

Our letter of the 4th January 1993 indicates our clients willingness to agree that the amenity land is retained as part of the public house curtilege and I write again to confirm this.

You discussed the possibility of a formal agreement to cover this position. Our clients would be extremely concerned at any further delays bearing in mind the length of time it has taken to progress to a determination and indeed such an agreement is considered wholly unnecessary.

The amenity land will be retained within the planning unit to the public house, your authority will therefore maintain control. Furthermore the long term interests of this piece of land as an amenity to this part of the village are protected through the earlier imposition of a tree preservation order.

Dennis
BLACK
associates

ARCHITECTS · PLANNING CONSULTANTS

Our client would not object to conditions imposed upon the consent to retain this space as amenity land in conjuction with the public house.

We trust you are now in a position to issue consent on this site.

Yours faithfully,

L C Brown Dip T.P. MRTPI

Dennis Black Associates
85 Yarmouth Road
Norwich
NR7 0HF

Mr D M Gedney

DMG/LAB
H12/0198/92
1025/13 The
Jolly Crispin PH
1 February 1993

F.A.O. Mr L Brown.

Dear Sir

Planning Application H12/0198/92 - Erection of Two Dwellings, Land South of Jolly Crispin, Lutton, Spalding, Lincolnshire.

I refer to the above planning application submitted by yourselves on behalf of Dayfield Properties Ltd.

Following a conversation between your Mr Brown and Mr Gedney of my Department I will be pleased to receive amended plans which alter the northern and western boundaries as discussed. Further, the relevant screening should be amended accordingly; for instance, a 1.8 metre high screen wall will no longer be required between the amenity land and the public house.

Also, could you please confirm (or otherwise) that your clients are agreeable to the "amenity land" being retained within the curtilage of the public house and that it will be available for use by customers and the public, as is presently the case.

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

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Mr N Humphries
Clerk to Lutton Parish Council
7 Oakley Drive
Spalding
Lincolnshire
PE11 2BN

D M Gedney

DMG/SJS H12/0198/92

29 January 1993

Dear Sir

Planning Application H12/0198/92 - Erection of two dwellings (outline) - Land south: Jolly Crispin Public House, Lutton

I refer to the above planning application submitted by Dayfield Properties Ltd.

As you may be aware it was recently resolved by the Planning Committee that the Director of Planning and Building Control Services be authorised to grant permission, subject to, inter alia, the access being relocated at the southern end of the site and also satisfactory arrangements for future maintenance of the frontage "amenity land".

Further to the above, an indicative plan is enclosed showing the possible layout of the site and I would be consequently be pleased to receive any further comments in respect thereof within the next 14 days. The "amenity land" would most likely be retained within the curtilage of the Jolly Crispin Public House and be made available for use by customers and possibly the public, which I believe is presently the case.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer
Development Control

To: Director of Planning and
Building Control Services

Our Ref: DMG/JJ H12/0198/92

Your Ref:

Date: 20 Jan 1993

PLANNING APPLICATION H12/0198/92 - ERECTION OF 2 DWELLINGS, LAND SOUTH JOLLY CRISPIN PUBLIC HOUSE, LUTTON (DAYFIELD PROPERTIES LTD).

As you may recall, at the Planning Committee meeting held on the 18th November 1992 it was resolved that you be authorised to grant permission for the above, subject to:

1. The access being relocated at the southern end of the site.

2. Satisfactory arrangements for future maintenance of the amenity area.

Negotiations have now been carried out with the applicants who have consequently submitted amended plans and a copy is attached for your convenience.

I would therefore be grateful if you could confirm, or otherwise, that these are acceptable as an amendment and also advise me what Members consider to be "satisfactory arrangements for future maintenance of the amenity area".

(a) Is the revised plan what, in your view, the S/CCC wants?

(b) Are you happy & content is acceptable as an amendment, bearing in mind it is a substantial difference from the initial submission?

N Midlen
Principal Planning Officer
Development Control

Discussed with NRM 28/1
He suggested that:—

a) We re-consult Parish Council ~~[illegible]~~, neighbours, etc (give new plan as amended plans).
b) Discuss with DPBCS ~~[illegible]~~ to ascertain whether the amended plans are in accordance with the Sub-Committees wishes.
c) Refer back to Committee if necessary.

85 Yarmouth Road·Norwich· NR7 OHF
Tel: Norwich (0603) 700776 Fax: 0603 701816

Dennis BLACK associates
ARCHITECTS · PLANNING CONSULTANTS

Dennis G. Black Dip.Arch. R.I.B.A.
Geoffrey C. Grimwood associate
Leslie C. Brown Dip.T.P. MRTPI

AMENDED PLAN
Ref.

our ref 1025/13 - THE JOLLY CRISPINS P.H. LUTTON date 4th January 1993

Your ref H12/0198/92

South Holland District Council
Planning Department
Priory Road
Spalding
PE11 2/XE

SOUTH HOLLAND D.C.
PLAN DEPT
05 JAN 1993
REF ..... Ack. kL...

For the attention of Mr D Gedney

Dear Sirs

I refer to the above mentioned application, our recent discussion and your letter of the 21st December 1992.

Please find enclosed four copies of an amended plan showing the following.

1. The land to the south and the amenity land to the site frontage outlined in blue

2. The access relocated to the southern end of the frontage to Marriotts Gate

3. Slight revisions in the proposed dwelling positions

Concerning the area of the preserved trees, it has previously been indicated that the importance of this space is as a visual amenity hence the imposition of the Tree Preservation Order. The development as now proposed retains this situation.

Concerning the maintenance of the amenity land in question our clients are relatively flexible in this respect. We would be happy for the land to be retained as part of the public house or indeed conveyed to the occupiers of the proposed dwellings. Either way as we have now excluded it from the current application site it would not form part of any formal curtilage to those dwellings. I would suggest that the land may be more properly maintained if conveyed to the plot owners.

Dennis
BLACK
associates
ARCHITECTS · PLANNING CONSULTANTS

As you know it is some 20 months since the original application on this site was submitted and refused planning permission only on access grounds. There has been considerable dialogue between us to reach a position whereby a scheme acceptable to your Committee is submitted. This however has not been due to any reluctance on our clients part to adjust and amend the scheme as requested. For instance the amenity area to the front of the site only became an issue some 15 months after our initial discussions. You will appreciate this is causing our clients increasing concern and we therefore trust the application can now proceed to a favourable determination without undue delay

If there is any matter on which you require further information or clarification I should be pleased if you would telephone me at the earliest possible opportunity so this may be dealt with.

Yours faithfully

L BROWN

Dennis Black Associates
85 Yarmouth Road
Norwich
NR7 0HF

Mr D M Gedney

DMG/LAB
H12/0198/92
1025/31 Jolly
Crispin PH Lutton
21 December 1992

F.A.O. Mr L Brown.

Dear Sirs

Planning Application H12/0198/92 - Erection Of Two Dwellings, Land South Of Jolly Crispin Public House, Lutton.

I refer to the above planning application submitted by yourselves on behalf of Dayfield Properties Ltd.

As you are aware, at the Planning Committee held on the 18 November 1992 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to:-

(1) The receipt of amended plans showing the adjoining land to the south outlined in blue.
(2) The access being relocated at the southern end of the site.
(3) Satisfactory arrangements for future maintenance of the amenity area.

Further to the above and also a recent conversation between your Mr Brown and Mr Gedney of my Department, I look forward to the receipt of amended plans/details (or otherwise) as discussed, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Principal Planning Officer (Development Control)

TO: Director of Planning & Building Control Services

OUR REF: DMG/SJS H12/0198/92

DATE: 8 December 1992

SUBJECT: Planning Application H12/0198/92 - Erection of two dwellings - Land south : Jolly Crispin Public House, Lutton - Dayfield Properties Ltd

As you may recall, at the Planning Committee Meeting held on the 18 November 1992 resolved that the you be authorised to grant permission for the above, subject to:

1 The access being relocated at the southern end of the site.

2 Satisfactory arrangements for future maintenance of the amenity area.

Clarification is needed as to the Members wishes in respect of the second item; namely, whether or not they intend the area to be available for public use? If this is so, then presumably it would have to be "adopted" by either the District Council or the Parish. Presumably this would preferably be by the former since the area does not conform with the Council's criteria as defined within the current policy for the provision of open spaces.

Additionally, if Members do require a public amenity area, this would appear to be a "planning gain" since the area is presently in private ownership/control and it is, therefore, testament to hearing an attempt to extract from the developers a payment in kind for purposes that are not directly related to the development proposed. If this is the case, the advice contained in Circular 16/91 (Planning Obligations), is relevant to this states that the Planning Acts do not envisage that planning powers should be used for such purposes, and that "planning gain" is outside the scope of the planning process.

I would be grateful if you could advise over these aspects in order that I can ~~peruse~~ discuss matters with the applicants.

N R Midlen
Principal Planning Officer
(Development Control)

Discuss with DPO 18/12.
He considers the would like to see an
retained for (quasi) public use as per P.C.
Position of access & south would suit D
be retained for existing use by Pub. Alternatively
P.C. would take it over. Suggest letter to
Keith advises negotiation. Use powers & P.C.
with regs 18/12

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Principal Planning Officer (Development Control)

TO: Director of Planning & Building Control Services

OUR REF: DMG/SJS H12/0198/92

DATE: 8 December 1992

SUBJECT: Planning Application H12/0198/92 - Erection of two dwelling - Land south : Jolly Crispin Public House, Fitton - Dayfield Properties Ltd

As you may recall, at the Planning Committee Meeting held on the 18 November 1992 resolved that the you be authorised to grant permission for the above, subject to:

1 The access being relocated at the southern end of the site.

2 Satisfactory arrangements for future maintenance of the amenity area.

Clarification is needed as to the Members wishes in respect of the second item; namely, whether or not they intend the area to be available for public use? If this is so, then presumably it would have to be "adopted" by either the District Council or the Parish. Presumably this would preferably be by the former since the area does not conform with the Council's criteria as defined within the current policy for the provision of open spaces.

Additionally, if Members do require a public amenity area, this would appear to be a "planning gain" since the area is presently in private ownership/control and it is, therefore, testament to ~~hearing~~ being an attempt to extract from the developers a payment in kind for purposes that are not directly related to the development proposed. If this is the case, the advice contained in Circular 16/91 (Planning Obligations), is relevant to this since it states that the Planning Acts do not envisage that planning powers should be used for such purposes, and that "planning gain" is outside the scope of the planning process.

I would be grateful if you could advise over these aspects in order that I can ~~peruse~~ pursue matters with the applicants.

N R Midlen
Principal Planning Officer
(Development Control)

849. PLANNING APPLICATIONS *(Continued)*

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in respect of the following proposals in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant		Proposal
H18/0713/92 Lincolnshire Rural Housing Association		Four pairs of semi-detached bungalows (eight dwellings) on land off Churchgate Road, off A17, near Sutton Bridge.

(Subject to (i) the layout of the proposed development being amended to ensure easy access by emergency services to all properties; and (ii) the word "west" in line 2 of condition 1 being amended to read "east".)

H05/0808/92 Ashwood Homes		Residential development plot nos 12-37 inclusive on land off Foxes Low Road, Holbeach.

(Subject to (i) the Director of Planning and Building Control Services negotiating with the applicants the provision of an adequate play area; (ii) the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure the provision of the play area in accordance with the details to be agreed; and (iii) the Director of Planning and Building Control Services negotiating with the applicants the provision of suitable street lighting.)

H16/1045/92 The Tanglewood Group		Twelve sheltered bungalow units in association with adjacent nursing home at Tanglewood Nursing Home, London Road, Spalding.
H05/1108/92 Ashwood Homes		Low brick wall and fitting of an iron pedestrian gate, panels and railings, and electronically operated vehicular gates on land off Foxes Low Road, Holbeach.

(Subject to the Director of Planning and Building Control Services being satisfied that emergency services have adequate access to the development.)

(The Director of Planning and Building Control Services reported that the observations of the Parish Council had now been received in support of the development.)

H12/0198/92 Dayfield Properties Ltd	O.A.	Two dwellings on land south of Jolly Crispin Public House, Lutton.

(Subject to (i) the access being relocated at the southern end of the site; and (ii) satisfactory arrangements for future maintenance of the amenity area.)

APPLICATION REFERENCE: H12/0198/92 DATE RECEIVED: 14 February 1992

APPLICANT: Dayfield Properties Ltd
70 Charlotte Street
London

AGENT: Dennis Black Associates
85 Yarmouth Road
Norwich
Norfolk

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Outline

DESCRIPTION: *Erection of two dwellings*

LOCATION: Land south of Jolly Crispin Public House, Lutton

Parish Council: Object on grounds of reducing car parking spaces at Jolly Crispin Public House. Also, the Jolly Crispin provides at set times a meeting place for parents with young families. If this proposal is approved a part of village life will end.

County Highways: Request conditions.

Environmental Services: Summarised:
Some loss of amenity for these dwellings would be inevitable due to relationship with Public House. Notwithstanding this, however, should the Committee be mindful to grant permission then the design, construction and layout must afford adequate protection within particular noise sensitive rooms, ie bedrooms away from northern boundary.

Public Observations: Letter received from Owner/Occupier of 48 Marriots Gate (summarised):-

- Have no desire for this patio area to be changed.
- In the southern corner it shows a group of shrubs. At the moment this area is occupied by my bottle store and along side going north my double garage which are not shown on this plan. Neither is there any proposal as to where they will be resited.
- All the drainage system including the cesspit is at present in car park area. The overflow runs into the site and outwards to the drainage dyke.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Structure Plan Policy 5A.
Planning Policy Guidance Note 3, 1992 (Housing).

PREVIOUS DECISIONS
H12/0469/90 - Outline - Erection of 14 terraced houses including siting, means of access and car parking for public house - Refused.
H12/0311/91 - Outline - Erection of four dwellings - Refused. Inadequate visibility.

PLANNING ISSUES
1 The determining issue in this particular case is whether the

proposal is an appropriate form of development having regard to its location and also its relationship to the public house.

2 The site is currently an "amenity" area associated with the Jolly Crispin Public House and a number of small trees are located upon it. It has a frontage of 20 metres approximately, increasing to 40 metres at the rear. Its depth varies between 33 and 55 metres.

3 The Jolly Crispin Public House and associated car parking is located immediately to north and residential to the north east, south and west. A grassed strip of land (also in the ownership of the public house) is located to the south.

4 Planning permission has recently been granted for residential development on land to the east (H12/0443/90 and H12/1218/89). The former is immediately to the east of the site and the applicant was required to enter into a Section 52 Agreement stipulating that the site should be accessed through development to be carried out immediately adjoining to the east and that provision should also be made for a road connection with adjoining land to the west (part of which includes the current site).

CONCLUSIONS

1 The site is within the Interim Boundary of Development where there is a presumption in favour of residential development. The plots themselves are of reasonable size; however, it is considered that any development upon them should be positioned further forward to that shown on the indicative plan, and with the access arrangements less dominant.

2 A number of small trees are currently located upon the site. Whilst they are not considered to be worthy of a Tree Preservation Order, as many should be retained as possible.

3 Considering the sites relationship to the Jolly Crispin Public House, it is my opinion that the site could be developed satisfactorily in the manner proposed providing the development is designed and screened to afford satisfactory protection to future occupiers, in particular noise sensitive rooms, ie, bedrooms away from the northern boundary.

4 The County Highways Authority have raised no objections to the proposal subject to satisfactory turning facilities within the site and the access to plot 2 being located on its northern boundary with Marriots Gate. In order for the parking area associated with The Jolly Crispin Public House to be in accordance with County Highway standards, 24 car spaces would be required. The submitted plans show there remains room for 25 spaces in total and it is therefore considered that objections cannot be raised on these grounds.

5 Concerning representations made by the owner/occupier of No 48, the plans show space for private parking/garage facilities. They also show the patio area to be reformed.

6 In my judgement the loss of the amenity area is not sufficient reason to refuse the application.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to conditions:

1 SC 8 - (Details).

2 SC27 - (Implementation of Planting).

3 SC28 - (Protection of Existing Trees).

4 B21 - (Turning Space).

5 The access to plot 2 shall be located on its northern boundary with Marriots Gate.

6 Before any development is commenced the scheme to provide

screening (including type and height) on the sites northern boundary shall be submitted to and approved by the Local Planning Authority and such scheme as maybe approved shall be put into effect before the buildings hereby permitted are brought into use.

Reasons

1 Standard.
2 Standard.
3 Standard.
4 B21.
5 B6.
6 In the interests of the amenities of the locality.

Notes

1 The applicants are reminded that siting and means of access are not included as part of this application and that these will be considered at the "Reserved Matters" stage.
2 The development should be designed and laid out to afford maximum protection from activities associated with the Jolly Crispin Public House to the north. In particular, noise sensitive rooms (i.e. bedrooms) should be positioned away from the northern boundary and any garage could be suitably positioned to act as a "buffer". Also, the screen along the northern boundary should be a 1.8 metre high screen wall.

ADDENDUM

At the Plans Sub-Committee Meeting held on the 27 July 1992 it was resolved that consideration of the application be deferred to enable the Director of Planning and Building Control Services to discuss with (a) the applicants the retention of the amenity land and trees and the Sub-Committee's view that one dwelling only is most appropriate for the site and (b) The County Highways Authority the adequacy of car parking provision to remain with the Jolly Crispin Public House.

A Group Order has now been made in respect of the trees upon the site (Lutton Tree Preservation Order No 3, 1992). This includes ten trees in total, including three silver birch.

Further discussions have been held with the County Highways Authority regarding the adequacy of the car parking provision which is to remain with the Jolly Crispin Public House. The public floorspace associated with the latter is approximately 72.8 square metres of which part will be used for diners. As such, in accordance with the County Council's guide to parking provision (approved by this Council) 24 spaces are required. This number of spaces has been shown on the indicative plan submitted and the County Highways Authority consider that the layout is satisfactory.

Discussions have also now been held with the applicant's agents regarding the possible retention of the amenity land and trees, and the Sub-Committee's view that one dwelling only is most appropriate for the site. In response to this the applicant's have stated that they do not object to the placing of the Tree Preservation Order and also the retention of the frontage amenity land (which could either be adopted or incorporated within the curtilage of the plot(s)).

However, they have expressed opposition to the reduction of the number of plots to one, but have instead considered the possibility of retaining two semi-detached dwellings set back behind the existing frontage trees, and reducing the size of each unit to ensure that the

site area covered by the proposed pair of properties is only slightly greater than would be the case for a single larger detached house. Indicative plans have been submitted to this effect, showing the access driveway placed towards the northern end of the site adjacent to the existing public house car park, and which would be shared by the two dwellings. They stress that the exact line of the access drive could be decided at the detailed stage if necessary.

Commenting on the above, and also the indicative plans received, it is my opinion that the position of the pair of semi-detached dwellings shown is not totally satisfactory since it is too far to the rear, and may in the future create problems of overlooking in respect of the land to the east which has planning permission for residential development (H12/0443/90). However, an acceptable compromise may, in my opinion, be to reposition the pair of semi-detached dwellings further forward on the plot, which could be achieved whilst still retaining the amenity land referred to. With careful design, their appearance could resemble a single unit and the access amended accordingly (ensuring that none of the trees along the site's frontage are adversely affected).

In conclusion, therefore, it is my view that a pair of carefully designed semi-detached dwellings could be accommodated upon the site, whilst retaining the existing trees and amenity land along the site's frontage. The latter could be adopted if so required, although it does not comply with the Council's current policy for the provision of open spaces. Given this fact, the area of land would presumably have to be conveyed within the curtilage of the plots concerned, meaning that the area would still contribute to the visual amenities of the locality but would not be available for public use (which may not be acceptable in any case given its relationship to existing/proposed residential development).

Finally, it is noted the remaining piece of land to the south, which is in the same ownership as the site itself (Brent Walker), would then effectively be land locked and physically separate from the public house. It is, therefore, considered that the future of this land should be satisfactorily resolved before any grant of planning permission, for example, whether it would be included within the curtilage of Plot 2 or sold to the owners of the land to the east. The land is considered unsuitable, however, for further residential development accessed off Marriots Gate.

RECOMMENDATION - That subject to the satisfactory resolution of the future of the adjoining amenity area, the Director of Planning and Building Control Services be authorised to grant permission, subject to:

A The receipt of amended plans showing the adjoining land to the south outlined in blue.

B The following conditions:

1 SC8 - (detail).

2 SC27 - (implementation of planting).

3 SC28 - (protection of existing trees).

4 Before development is commenced details (including position, species and height of planting) of and indigenous frontage hedge shall be submitted to an approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of two years beginning with the date on which the development of land is commenced. The

hedging shall be maintained by the owner(s) of the land on which it is situated for a period of five years, beginning with the date of completion of the scheme and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least one metre.

5 B21 - (turning space).

6 Before any development is commenced a scheme to provide screening (including type and height) on the site's northern boundary shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.

7 Before any development is commenced details of future use of the land to the south (as outlined in blue on the plan accompanying the application) shall be submitted to and approved by the Local Planning Authority.

8 The dwellings hereby permitted shall be semi-detached.

Reasons

1 Standard.

2 Standard.

3 Standard.

4 In the interests of the visual amenities of the street scene.

5 B21.

6 In the interests of the amenities of the locality.

7 To ensure a satisfactory use in the interests of the amenities of the locality, given that the land would be physically separate from the public house.

8 To ensure a satisfactory development which would be in character with the area.

NOTES

1 The applicants are reminded that siting and means of access are not included as part of this application, and that these will be considered at the "Reserved Matters" stage.

2 The development should be designed and laid out to afford maximum protection from activities associated with the Jolly Crispin Public House to the north. In particular, noise sensitive rooms (ie, bedrooms) should be positioned away from the northern boundary and a garage could be suitably positioned to act as a "buffer". Also, the screening along the northern boundary should be a 1.8 metre high screen wall.

3 The applicants are informed that some of the trees upon the site are the subject of Lutton Tree Preservation Order No 3, 1992.

4 The dwellings should be carefully sited and designed to ensure that:

(i) The existing trees along the site's frontage are not adversely affected.

(ii) They resemble a single unit in terms of external appearance.

5 The applicants are informed that the strip of land to the south is considered unsuitable for further residential development served off Marriots Gate.

4/12/198/92

Tel con: ACS / Dennis Black.

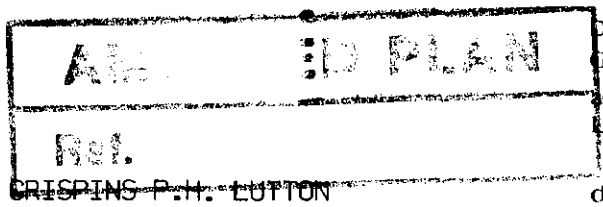
- Explanation of fee implications, and advice that a resubmission following either withdrawal or refusal would require a fee for either a single dwelling or a pair of semi's on the site of two detached.
- Urgency needed be cause of receivers, plus inability to obtain further fee.
- Agreed solution:
    - withdraw details of siting and access, so that application reverts to outline for two dwellings.
    - plan of two dwellings as semi's be received as indicative only, and applicant confirm acceptability of condition requiring development substantially as per indicative plan, plus argument for Committee that pair will have same development form as a single unit. (Letter to confirm follows).

AS 4/11/92

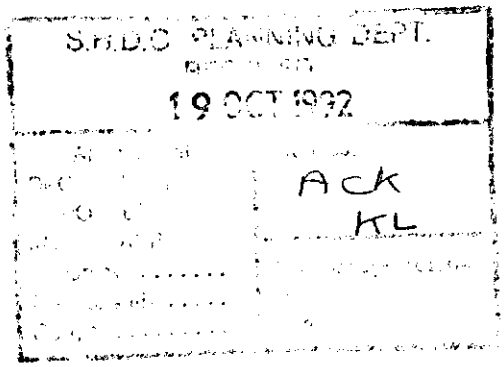
85 Yarmouth Road·Norwich· NR7 0HF
Tel: Norwich (0603) 700776 Fax: 0603 701816

Dennis BLACK associates
ARCHITECTS PLANNING CONSULTANTS

Dennis G. Black Dip.Arch. R.I.B.A.
Geoffrey C. Grimwood
Associate
Leslie C. Brown Dip.T.P. MRTPI



our ref 1025-31 JOLLY ~~CRISPINS P.H. LUTTON~~ date 16th October 1992



Mr D Gedney
South Holland District Council
Planning and Building Control Dept
Priory Road
Spalding
Lincs PE11 2XE

Dear Mr Gedney

I refer to your letter of the 8th September 1992 concerning the above mentioned development and our subsequent telephone conversation.

As you know from our telephone conversation our client was most perturbed to find that whilst this application has been under negotiation for some considerable period of time it was only of a relatively late date that the planning committee decided to place a Tree Preservation Order on the frontage amenity trees. As you know our clients did not object to the placing of this order. This was on the basis that it was considered the frontage amenity land could be retained and two dwellings still erected to the rear.

In the light of the above we have considered the possibility of retaining two dwellings set back behind the frontage trees but reducing the size of each unit to ensure that the site area covered by the proposed pair of properties is only slightly greater than would be the case for a single larger detached house. The access driveway has been placed towards the northern end of the site adjacent to the existing public house car park and will be shared by the two dwellings. The exact line of the access drive will be defined at detailed stage and we would have hoped this could be covered by an appropriate condition on any outline consent issued.

In support of the above we enclose four copies of our revised drawing no. 990/31/01C and trust you find this acceptable. After you have had the opportunity of considering the latest submission it would be appreciated if you would telephone this office with your views prior to reporting the application to the Development Control sub committee.

Yours sincerely

L BROWN

2

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 27th July, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. R.C.P. Cowan	Mr. N.P. Judge MBE	Mr. R.C. West
Mr. B.J. Davies	Mr. A.E. Naylor	

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

An apology for absence was received on behalf of Councillor M.C. White.

574. MINUTES

The Minutes of the meeting held on 6th July, 1992 were signed by the Chairman as a correct record.

575. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant		Proposal
H12/0198/92 Dayfield Properties Ltd	O.A.	Erection of two dwellings on land south of Jolly Crispin Public House, Lutton.

RESOLVED: (a) Consideration of this application be deferred to enable the Director of Planning and Building Control Services to discuss with (i) the applicants the retention of the amenity land and trees and the Sub-Committee's view that one dwelling only is most appropriate for the site and (ii) the County Highways Authority the adequacy of car parking provision to remain with the Jolly Crispin Public House.

H16/0407/92 Mr G Elkin & Mrs D Simpson	O.A.	Dwelling at rear of 45 Love Lane, Spalding.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to obtain from the applicants a detailed plan to a scale of 1:500 showing the precise location for the dwelling on the plot and details of the parking arrangements to be made for 45 Love Lane.

H05/0414/92 Ashwood Homes	Eleven dwellings including private road/estate road access and demolition of existing three pairs of houses etc on land at Foxes Lowe Road, Holbeach.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to additional conditions requiring the provision of a pedestrian link to provide access to the future public open space from the private drive and the provision of adequate street lighting along the private drive.

(The Director of Planning and Building Control Services reported the receipt of late correspondence from adjoining property owners.)

APPLICATION REFERENCE: H12/0198/92

APPLICANT: Dayfield Properties Ltd
70 Charlotte Street
London
W1P 1LR

REPORT TO PLANS SUB-COMMITTEE ON: 27 JULY 1992

Addendum to report on page 19 of the report to Planning Committee on 13 May 1992.

At the Plans Sub-Committee Meeting held on the 22 May 1992 it was resolved that consideration of the application be deferred to enable the Director of Planning and Building Control Services to:-

(a) Explore possible ways of ensuring that the existing character of the area in which the site is situated can be retained.
(b) Ascertain details of the ownership and future of adjoining land as identified at the meeting.

I have now consulted the applicant's agent in respect of the adjoining land to the south who has confirmed that it is in the same ownership as the site itself (Brent Walker) and was excluded from the current application due to access difficulties. They have also stressed that it is likely that the remaining land could be developed as part of any future development to the east.

Further, I have now examined the trees upon the site and whilst they are perhaps not worthy of a Tree Preservation Order in their own right, it is my opinion that they should be retained as far as possible since they would, along with a frontage hedge of indigenous species, contribute significantly to the visual amenities of the locality in the future. The only constraint, however, is that the dwellings would need to be positioned further back.

The only remaining point of concern is the remaining piece of land to the south which would then effectively be land-locked and physically separate from the public house. It is therefore considered that the future of this land should be satisfactory resolved before any grant of planning permission. For example, whether it would be included within the curtilage of plot 2 or sold to the owners of the land to the east.

RECOMMENDATION:- That the Director of Planning and Building Control Services be authorised to grant permission subject to;

(A) The receipt of amended plans showing the adjoining land to the south outlined in blue.

(B) The following conditions:-

1 SC8 - (Details).
2 SC27 - (Implementation of Planting).
3 SC28 - (Protection of Existing Trees).
4 Before any development is commenced details showing which trees upon the site are to be retained/felled shall be submitted to and approved by the Local Planning Authority.
5 B21 - (Turning Space).

6 The access to plot 2 shall be located on its northern boundary with Marriots Gate.

7 Before any development is commenced the scheme to provide screening (including type and height) on the sites northern boundary shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.

8 Before any development is commenced details of the future use of the land to the south (as outlined in blue on the plan accompanying the application) shall be submitted to and approved by the Local Planning Authority.

Reasons

1 Standard.
2 Standard.
3 Standard.
4 In the interests of the visual amenities of the locality.
5 B21.
6 B6.
7 In the interests of the amenities of the locality.
8 To ensure a satisfactory use in the interests of the amenities of the locality, given that it would be physically separate from the public house.

Notes

1 The applicants are reminded that siting and means of access are not included as part of this application and that these will be considered at the "Reserved Matters" stage.

2 The development should be designed and laid out to afford maximum protection from activities associated with the Jolly Crispin Public House to the north. In particular, noise sensitive rooms ie bedrooms should be positioned away from the northern boundary and any garage should be suitably positioned to act as a "buffer". Also, the screen along the northern boundary should be a 1.8 metre high screen wall.

3 The landscaping scheme should include the retention of as many trees as possible upon the site and also make provision for a frontage hedge of indigenous species (eg hawthorn).

DG.

Minutes of a meeting of the PLANS SUB-COMMITTEE held in Meeting Room 1, Council Offices, Priory Road, Spalding on Friday, 22nd May, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. J. Clark
Mr. R.C.P. Cowan
Mr. B.J. Davies
Mr. E.N. Davies
Mrs. E.O. Hall-Patch
Mr. A.E. Naylor
Mr. J.R. Pearl
Mr. M.S.L. Rollinson
Mr. T.G.M. Tyler
Mr. R.C. West

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, J.A. Dobney and N.P. Judge, M.B.E.

413. MINUTES

The Minutes of the meeting held on 5th May, 1992 were signed by the Chairman as a correct record.

414. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant		Proposal
H03/0011/92 Mr & Mrs Rodwell		Change of use of part existing dwelling and new single storey extension to form residential home for the elderly at Harrow Farmhouse, Deeping St Nicholas.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendations of the Director of Planning and Building Control Services who nevertheless be authorised to invite the applicants to discuss with him other possibilities for the development of the site in an attempt to assist in overcoming the current Secretary of State for Transport's Direction.

H12/0198/92 Dayfield Properties Ltd	O.A.	Two dwellings on land south of Jolly Crispin Public House, Lutton.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to (a) explore possible ways of ensuring that the existing character of the area in which the site is situated can be retained and (b) ascertain details of the ownership and future of adjoining land as identified at the meeting.

H29/0309/92 Mr W Price	Use of land for siting of residential caravan in conjunction with horticultural business at The Paddocks, Luttongate Road, Throckenholt.

RESOLVED: Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the proposed caravan remains tied to the horticultural business, and to appropriate conditions, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation for a temporary period of two years, in the first instance to enable the agricultural need for the accommodation to be reviewed.

PLANNING COMMITTEE - 13th May, 1992

368. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H23/0221/92 Mr and Mrs P Cadwell	OA	Residential development 2 no. building plots at Roman Bank, Saracens Head.

(It was also agreed that an additional reason be imposed referring to the suitability of the site for one dwelling only.)

H05/0199/92 D & H Buildings	Two dwellings with garages and vehicular access at Branches Lane, Holbeach.
H13/0337/92 Ashwood Homes	Proposed residential development - 4 houses with garages and new vehicular access at land off Woodgate Road, Moulton Chapel.
H23/0415/92 Ashwood Homes	Erection of two houses and garages at Roman Bank, Saracens Head.

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H03/0011/92 Mr and Mrs Rodwell	Change of use of part exisiting dwelling and new single storey extension to form residential home for the elderly at Harrow Farm House, Deeping St. Nicholas.

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

(Councillor J T Davis left the meeting following consideration of this application.)

H12/0198/92 Dayfield Properties Ltd	OA	Erection of two dwellings on land south of Jolly Crispin Public House, Lutton

(Pending a site inspection in order to assess the suitability of the site having regard to the established character of adjoining developments and the relationship of the proposed access to the adjoining car park.)

H19/0309/92 Mr W Price	Use of land for siting of residential caravan in conjunction with horticultural business at the Paddocks, Luttongate Road, Throckenholt.

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

H11/0252/92 Mr and Mrs Tiller	Installation of new shop front at 13 Market Place, Long Sutton.

(Pending a site inspection to assess the impact of the proposal on the street scene.)

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicants on a possible design solution.)

APPLICATION REFERENCE: H12/0198/92 DATE RECEIVED: 14 02 92

APPLICANT: Dayfield Properties Ltd
70 Charlotte Street
London

AGENT: Dennis Black Associates
85 Yarmouth Road
Norwich
Norfolk

TYPE: Outline

DESCRIPTION: Erection of two dwellings

LOCATION: Land south of Jolly Crispin Public House, Lutton

Parish Council: Object on grounds of reducing car parking spaces at Jolly Crispin Public House. Also, the Jolly Crispin provides at set times a meeting place for parents with young families. If this proposal is approved a part of village life will end.

County Highways: Request conditions.

Environmental Services: (Summarised)

Public House has recently changed licensee and would appear to be quite popular. This may be significant in relation to parking space available and opening hours, particularly if a public entertainment licence is granted. Some loss of amenity for these dwellings would be inevitable. Notwithstanding this, however, should the Committee be mindful to grant permission, then the design, construction and layout must afford adequate protection within particular noise sensitive rooms, ie bedrooms away from northern boundary.

Public Observations: Letter received from Owner/Occupier of 48 Marriots Gate (summarised):-

- The repaved area to the north side of the car park is a patio layout built by the licensee and runs parallel to the wall. Have no desire for this facility to be changed.
- In the southern corner it shows a group of shrubs. At the moment this area is occupied by my bottle store and along side going north my double garage which are not shown on this plan and neither is there any proposal as to where they will be resited.
- All the drainage system including the cess pits are at present in car park area. The overflow runs into a site proposed for the two dwellings and outwards to the drainage dyke.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Structure Plan Policy 5A.
Planning Policy Guidance Note 3, 1992 (Housing).

PREVIOUS DECISIONS
H12/0469/90 - Outline - Erection of 14 terraced houses including siting, means of access and car parking for public house, The Jolly Crispin Public House, Marriots Gate - Refused.
H12/0311/91 - Outline - Erection of four dwelling, Land to south of The Jolly Crispin Public House - Refused. Inadequate visibility.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposal is an appropriate form of development having regard to its location and also its relationship to the public house.
2 The site is currently an "amenity" area associated with the Jolly Crispin Public House and a number of small trees are located upon it. It has a frontage of 20 metres approximately increasing to 40 metres at the rear. Its depth varies between 33 and 55 metres.
3 The Jolly Crispin Public House and associated car parking is located immediately to north and residential to the north east, south and west. A grass strip of land (also in the ownership of the public house) is also located to the south.
4 Planning permission has recently been granted for residential development on land to the east (H12/04443/90 and H12/1218/89). The former is immediately to the site and the applicant was required to enter into a Section 52 Agreement stipulating that the site should be accessed through development to be carried out immediately adjoining to the east and that provision should also be made for a road connection with adjoining land to the west (part of which includes the site to which this application relates).

CONCLUSIONS
1 The site is within the Interim Boundary of Development where there is a presumption in favour for residential development. The plots themselves are reasonable size; however, it is considered that any development upon them should be positioned further forward to that shown on the indicative plan accompanying the application and with the access arrangements less dominant.
2 A number of small trees are currently located upon the site. Whilst they are not considered to be worthy of a Tree Preservation Order, as many should be retained as possible.
3 Considering the sites relationship to the Jolly Crispin Public House, it is my opinion that the site could be developed satisfactorily in the manner proposed providing the development is designed and screened to afford satisfactory protection to future occupiers, in particular noise sensitive rooms ie bedrooms away from northern boundary.
4 The County Highways Authority have raised no objections to the proposal subject to satisfactory turning facilities within the site and the access to plot 2 being located on its northern boundary with Marriots Gate. In order for the parking area associated with The Jolly Crispin Public House to be in accordance with County Highway standards, 24 car spaces would be required. The submitted plans show there remains room for 25 spaces in total and it is therefore considered that objections cannot be raised on these grounds.

5 Concerning representations made by the owner/occupier of No 48, the plans show space for private parking/garage facilities. They also show the patio area to be reformed.

6 In my judgement the loss of the amenity area is not sufficient reason to refuse the application.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to conditions:

1 SC 8 - (Details).
2 SC27 - (Implementation of Planting).
3 SC28 - (Protection of Existing Trees).
4 B21 - (Turning Space).
5 The access to plot 2 shall be located on its northern boundary with Marriots Gate.
6 Before any development is commenced the scheme to provide screening (including type and height) on the sites northern boundary shall be submitted to and approved by the Local Planning Authority and such scheme as maybe approved shall be put into effect before the buildings hereby permitted are brought into use.

Reasons

1 Standard.
2 Standard.
3 Standard.
4 B21.
5 B6.
6 In the interests of the amenities of the locality.

Notes

1 The applicants are reminded that siting and means of access are not included as part of this application and that these will be considered at the "Reserved Matters" stage.

2 The development should be designed and layed out to afford maximum protection from activities associated with the Jolly Crispin Public House to the north. In particular, noise sensitive rooms ie bedrooms should be positioned away from the northern boundary and any garage could be suitably positioned to act as a "buffer". Also, the screen along the northern boundary should be a 1.8 metre high screen wall.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H12/0965/92

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

South of Joint Cousin Pit Luttons

3. Name, classification and number of road

III

4. Date application referred Amended 22-10-92

5. State whether outline, detailed application etc.

OL.

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

2 Dwellings.

7. Delete as appropriate

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:—

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 10~~b as~~ shown overleaf.

Date: 22/10/92 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

(11822

Delete as appropriate

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

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

(11821

Note:— use continuation sheet(s) as necessary.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To SHDC

Planning Reference H12/198/92

The following are my observations upon the enquiry under the reference quoted above: —

Jolly Crispin – Lutton.

I confirm that the car parking shown for the public House appears to be adequate for the bar area previously indicated

Date 10-9-92.

Signed

Director of Highways and Planning

Dennis Black Associates,
85 Yarmouth Road,
Norwich.
NR7 OHF.

FAO: Mr L C Brown

Mr D Gedney

DMG/JJ H12/198/92

990/31-Jolly Crispin
Lutton
08 Sep 1992

Dear Sir,

PLANNING APPLICATION H12/0198/92 - ERECTION OF TWO DWELLINGS, LAND SOUTH OF JOLLY CRISPIN PUBLIC HOUSE, LUTTON, SPALDING, LINCS. (DAYFIELD PROPERTIES LTD).

Further to a recent telephone conversation between one of my Officers and your Mr Brown I can confirm that at a recent meeting of the Plans Sub-Committee it was resolved that consideration of the application be deferred to enable the Director of Planning and Building Control Services to, inter alia, discuss with the applicants the retention of the amenity land and trees and the Sub-Committee's view that one dwelling only is most appropriate for the site.

In view of the above, therefore, it is considered that the most appropriate form of development would be that which retained the "amenity land" along the sites frontage, including the trees thereupon (which are the subject of a Tree Preservation Order). As stressed by Sub-Committee, this constraint is such that one dwelling only may well be appropriate positioned further back, with the access in such a position as to avoid the trees and also not prejudice their continued existence.

I therefore look forward to your response (including amended plans) in respect of the above as soon as possible, so that I am in a position to refer the matter back to Members of the Sub-Committee.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Lincolnshire

Form No. H/A/3J

DEPARTMENT OF HIGHWAYS AND PLANNING

To D Gooney - SHOC

Planning Reference H 12/0311/91

The following are my observations upon the enquiry under the reference quoted above:—

Joey Crispin - Luxmoor

I refer to the letter and plan from Dennis Black Associates dated 19 August 1991

I confirm that for the bar area stated in the letter would require 24 spaces and the layout would appear to work.

Date 22-8-91

Still OK 26/3/92 CK

Signed J E Mansour

Director of Highways and Planning CB

Dennis BLACK associates
ARCHITECTS · PLANNING CONSULTANTS

85 Yarmouth Road · Norwich · NR7 0HF
Tel: Norwich (0603) 700776 Fax: 0603 701816

Dennis G. Black Dip.Arch. R.I.B.A.
Geoffrey C. Grimwood
associate
Leslie C. Brown Dip.T.P. MRTPI

our ref 990 - LAND AT JOLLY CRISPINS P.H. LUTTON

date 24th June 1992

Your ref DMG/WL/H12/0198/92

South Holland District Council
Planning Department
Priory Road
Spalding Lincs PE11 2XE

Dear Sirs

I refer to your letter of the 19th June 1992 concerning the above mentioned application.

The adjoining land to the south is within Brent Walker's ownership and, as you are aware was excluded from the current application due to access difficulties. The revised application was submitted following the refusal of planning permission under your reference H12/0311/91 where the only ground of refusal related to highway matters.

We understand the land in question falls within an area where development is appropriate. We would envisage the two plots now proposed would be best serviced from Marriott Gate, whether or not the land to the south forms part of the application site.

It is likely that the remaining land to the rear could be developed as part of any future development to the west.

We trust this clarifies the situation and look forward to your Authority's favourable determination. If however, you require anything further from us prior to referring the matter back to your Planning Sub-Committee, please do not hesitate to let me know.

Yours faithfully,

L BROWN

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUN 1992 DG

Attention of
DPO NRM
DOPO BS
IC ACP
Action by ...
Discuss with ...
Reply to .....

File Nos.

Acknowledge YES/NO
by
date

Mr D Gedney

Dennis Black Associates
85 Yarmouth Road
Norwich
NR7 OHF

DMG/WL
H12/0198/92
990/31

19th June 1992

For the attention of L Brown

Dear Sir,

Planning Application H12/0198/92 - Erection of two dwellings, Land South of Jolly Crispin Public House, Lutton, Spalding

I refer to the above planning application submitted by yourselves on behalf of Dayfield Properties Ltd.

I would like to inform you that the application has now been considered by the Plans Sub-Committee. It was consequently resolved that the application be deferred to, inter alia, ascertain details of the ownership and future of the adjoining land to the south (which it is understood is also within the ownership of Brent Walker).

Could you please provide details in respect of this matter as soon as possible, therefore, so that I am in a position to refer the matter back to the Plans Sub-Committee.

Yours faithfully,

N R Midden
Principal Planning Officer
(Development Control)

85 Yarmouth Road·Norwich· NR7 0HF
Tel: Norwich (0603) 700776 Fax: 0603 701816

Dennis BLACK associates
ARCHITECTS · PLANNING CONSULTANTS

Dennis G. Black Dip.Arch. R.I.B.A.
Geoffrey C. Grimwood
associate
Leslie C. Brown Dip.T.P. MRTPI

our ref 990/31 - JOLLY CRISPINS LUTTON

date 6th April 1992

Your ref DMG?SJS?H12/01981/92

Mr Gedney
Planning Department
South Holland District Council
Priory Road
Spalding
PE11 2XE

Dear Mr Gedney

Further to your letter of the 30th March 1992 and our subsequent telephone conversation, please find enclosed two copies of our amended drawing on which we have shown the reformed patio to the Jolly Crispins Public House together with an additional space for private parking purposes in connection with the public house. This space has been shown slightly oversized in terms of width to enable it to accommodate a garage at a future date if necessary.

We trust this provides you with the additional information you require and look forward to your Authority's determination.

Yours sincerely

L BROWN

SOUTH [illegible] D.C.
REF .....

Dennis Black Associates
85 Yarmouth Road
Norwich
Norfolk
NR7 0HF

D M Gedney

DMG/SJS H12/0198/92

990/31

30 March 1992

For the attention of L Brown

Dear Sir

Planning Application H12/0198/92 - Erection of two dwellings - Land south of Jolly Crispin Public House, Lutton, Spalding

I refer to the above planning application, submitted by yourself, on behalf of Dayfield Properties Ltd.

The bar area of the Jolly Crispin Public House is such that 24 car parking spaces are required on site, in accordance with County Highway Authority standards.

Whilst your submitted plans shows 24 spaces, it is noted that some of these are over the existing garage and also patio/barbecue area.

I will be pleased, therefore, if you could inform me whether or not these will be removed, or alternatively what other arrangements will be made.

I look forward to your response in respect of the above within the next 10 days.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H12/0198/92.

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		
	4	3	3	2	5	4

2. Address or location

Land South of Joey Crispin P.H., Sutton.

3. Name, classification and number of road

III

4. Date application referred 27-2-92

5. State whether outline, detailed application etc.

OL.

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

Erection of Two Dwellings.

7. Delete as appropriate

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:—

~~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: 27-2-92 Signed: J Emmerson
Director of Highways and Planning

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: H12/0198/92

Applicant: Dayfield Properties Ltd
70 Charlotte Street
London
W1P 1LR

Agent: Dennis Black Associates
85 Yarmouth Road
Norwich
Norfolk
NR7 0HF

Description: Erection of two dwellings

Location: Land south of Jolly Crispin Public House
Lutton Spalding Lincs

Type: OUTLINE

Date received: 14-FEB-92

20-FEB-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 06-MAR-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 ~~Lutton~~ PC
7 Oakley Drive
Spalding
Lincs
PE11 2BN

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

FOR PARISH COUNCIL USE ONLY

Comments: object on grounds of reducing car parking spaces at Jolly Crispin P/H.

Signed:

The Jolly Crispin provides during element- weather a meeting place for parents with young families. If this proposal is approved a part of village life will be lost

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

(1) The access to plot 2 shall be located on ~~the~~ its ~~proposed accesses shall be paved~~ northern boundary with Mamuts Gate

(2) B22 — accesses. — amended plan

Delete as appropriate

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

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

(1) B6

(2) B21

Note:— use continuation sheet(s) as necessary.

Dennis Slack Associates
85 Yarmouth Road
Norwich NR7 0HF

Mr S M Gidney

DMG/JP/H12/0198/92

900/31-JOLLY CRISPINS
LUTTON

9 March 1992

Dear Sirs

Planning Application H12/0198/92 : Erection of two dwellings, land south of Jolly Crispin Public House, Lutton, Spalding

I refer to the above planning application, submitted by yourselves on behalf of Dayfield Properties Ltd.

It is my opinion that the siting as shown is not totally satisfactory and that the dwellings should be closer to the road than that originally shown. Given this fact, could you please confirm, or otherwise, that you would be prepared to omit siting from the current application.

I look forward to your response in respect of this matter within the next 10 days, so that I am in a position to proceed with the application.

Yours faithfully

N A MIDDEN
PRINCIPAL PLANNING OFFICER

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 18.3.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H12/0198/92
Residential Development, Marriotts Gate, Lutton

I write with reference to the above and would confirm that we have been in receipt of noise complaints from entertainments at the Jolly Crispin.

The public house has recently changed licensee and would appear to be quite popular. This may be significant in relation to the car parking space available and the opening hours, particularly if a Public Entertainment Licence is granted.

Some loss of amenity for these dwellings would be inevitable but notwithstanding this should the Committee be mindful to grant permission for dwellings in this location, then the design, construction and layout must afford adequate protection, with in particular noise sensitive rooms i.e., bedrooms away from the northern boundary.

I trust this information is of assistance to you.

Chapman

pp Director of Environmental Services

PK

S.H.D.C. PLANNING DEPT.
RECEIVED
19 MAR 1992

Attention of
DPO NAM
DDPO RS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

85 Yarmouth Road·Norwich· NR7 0HF
Tel: Norwich (0603) 700776 Fax: 0603 701816

Dennis BLACK associates
ARCHITECTS · PLANNING CONSULTANTS

Dennis G. Black Dip.Arch. R.I.B.A.
Geoffrey C. Grimwood
associate
Leslie C. Brown Dip.T.P. MRTPI

our ref 990/31 JOLLY CRISPINS PUBLIC HOUSE, LUTTON date 13th March 1992

D M Gedney Esq
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Your ref. DMG/JP/H12/0198/92

Dear Mr Gedney,

Thank you for your letter of 9th March 1992.

I confirm that the application can be treated as an outline with all matters reserved and therefore we are happy to have siting excluded from the consideration at this stage.

If you require anything further from us please do not hesitate to let me know.

Yours sincerely,

L Brown

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAR 1992
Attention of
DPO NEM
DOPO
JC ACP
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO
By
Date

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Geoffrey C. Grimwood
associate
Leslie C. Brown Dip.T.P. MRTPI

our ref 990/31 - JOLLY CRISPINS LUTTON

date 13th February 1992

The Planning Officer
South Holland District Council
Chatterton Tower
Winifrey Avenue
Spalding Lincs

SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1992
REF ...0198/92...

Dear Sirs

On behalf of our clients Dayfield Properties Ltd please find enclosed our planning application submitted in outline for the erection of two dwellings adjacent to the Jolly Crispins Public House in Lutton.

In support of our application we enclose completed forms, four copies of our drawing 990/31/01, the relevant certificate under Section 66 of the Town and Country Planning Act 1990 and our clients cheque in the sum of £220. being the relevant planning fee.

You will recall that planning permission was refused for the erection of four dwellings in August 1991 under your reference H12/0311/91.

The grounds for refusal were that insufficient visibility could be achieved in accordance with PPG13 to serve the private drive proposed in association with the four dwellings.

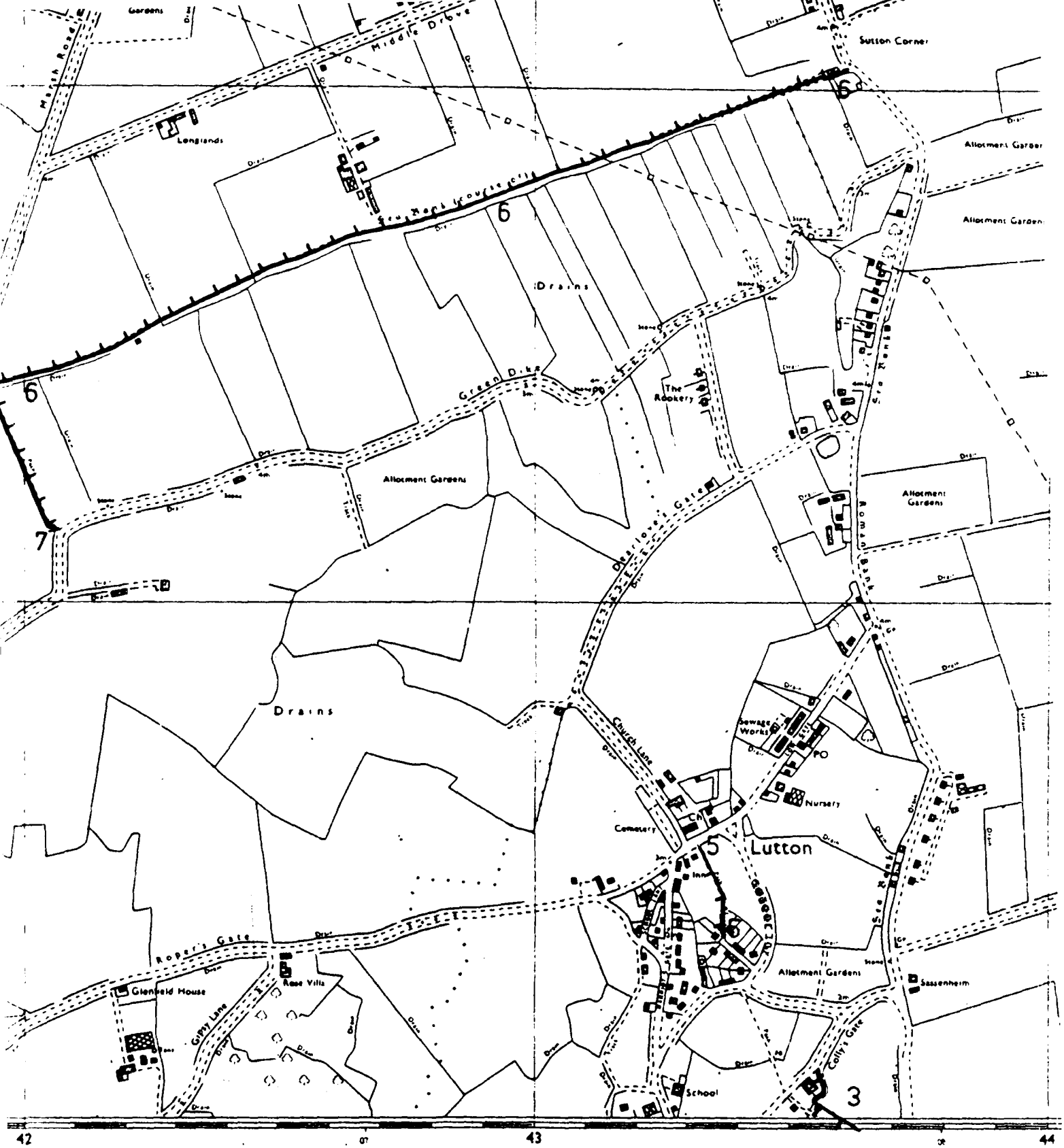
The revised scheme has been prepared following our discussions with your Mr Gedney and Mr Brigg of the County Council's Highway Department.

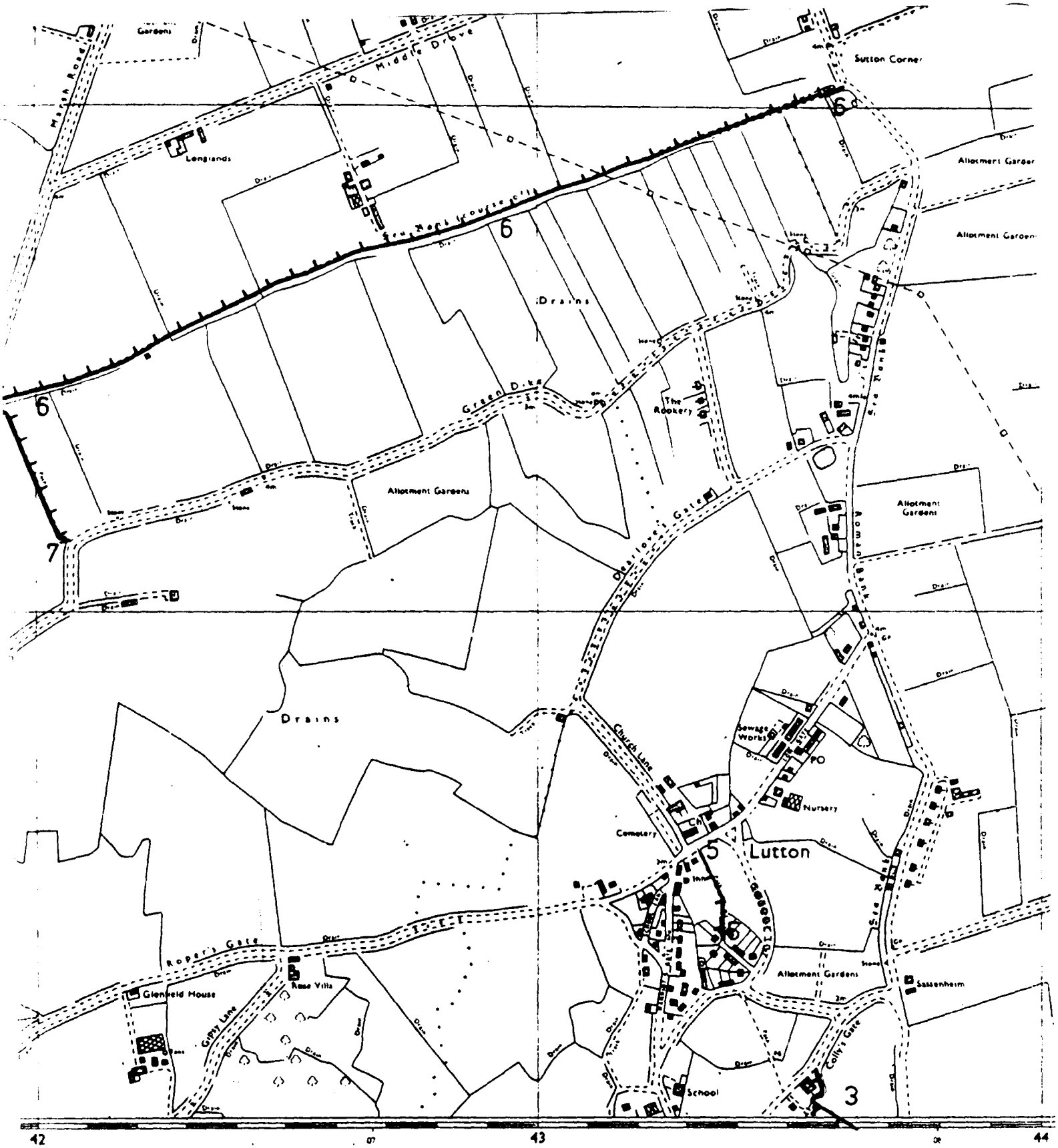
The carparking layout to the existing public house remains as previously shown on the application submitted under your reference H12/0311/91 and as described in our accompanying letter to that application dated the 19th August 1991.

If you require any further information from us please let us know.

Yours faithfully

L BROWN


Middle Drove
Sutton Corner
Longlands
Allotment Garden
Drains
Green Dike
The Rookery
Allotment Gardens
Derlows Gate
Drains
Sewage Works
PO
Nursery
Cemetery
Lutton
Roper's Gate
Glenfield House
Rose Villa
Gipsy Lane
Allotment Gardens
Sassenheim
School
Colly's Gate
42
43
44


Middle Drive
Sutton Corner
Longlands
Allotment Garden
Drains
Green Dike
The Rookery
Allotment Gardens
Allotment Garden
Roman Bank
Drains
Church Lane
Sewage Works
PO
Nursery
Cemetery
Lutton
Roper's Gate
Glenfield House
Rose Villa
Gipsy Lane
Allotment Gardens
Sassenheim
Colly's Gate
School
42
43
44

3

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All dimensions shown to be verified on site and the Architects informed of any discrepancy.

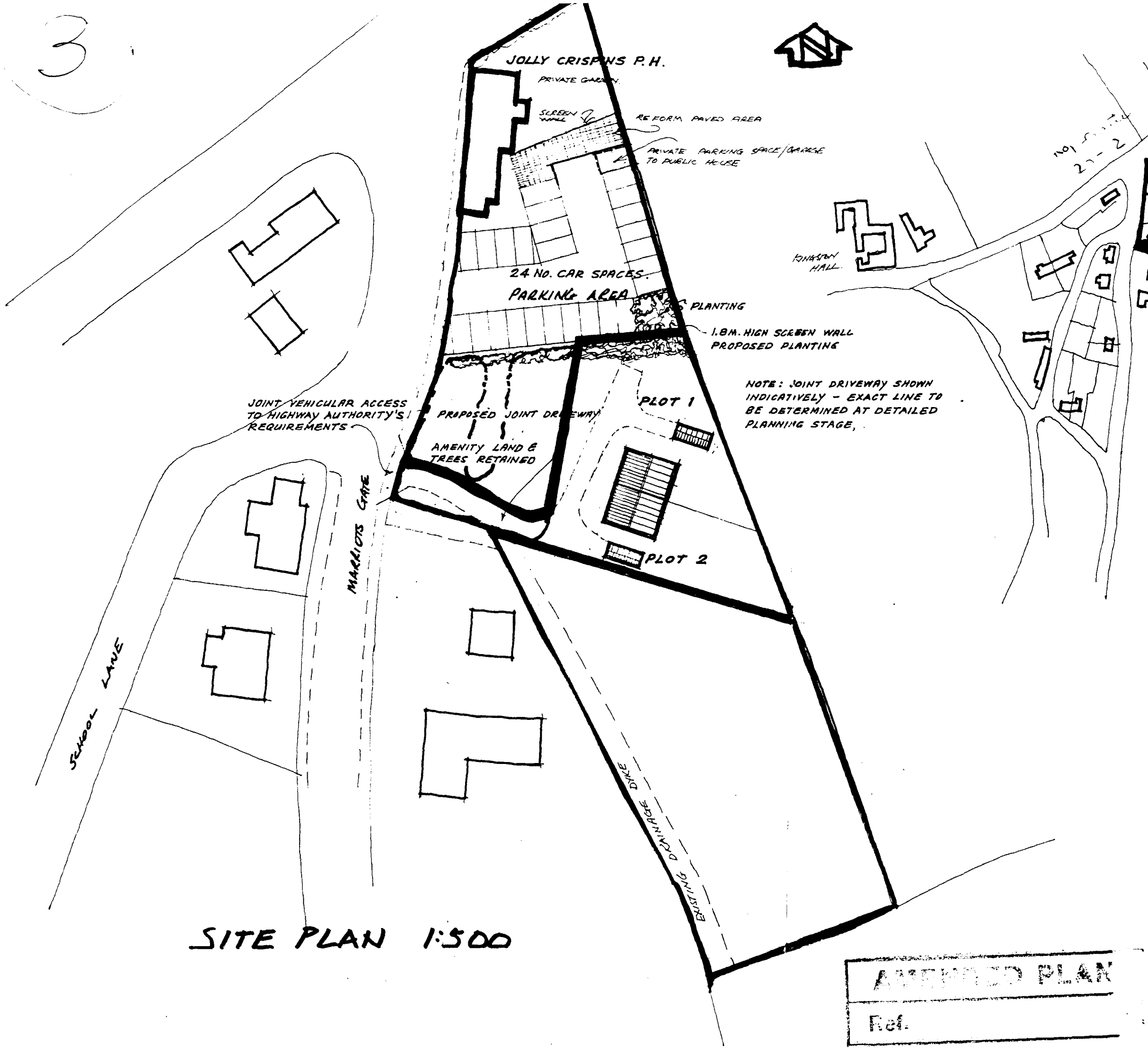
REVISIONS

'A' CAR PARKING TO JOLLY CRISPINS P.H. INDICATED. 15.8.91.

'B' TWO PLOTS INDICATED IN LIEU OF FOUR 30.9.91.

'C' LAYOUT REVISED & AMENITY LAND INDICATED 9.10.92.

'D' LAYOUT REVISED ACCESS REPOSITIONED 4.1.93.



SITE PLAN 1:500

LOCATION PLAN 1:2500

SOUTH HOLLAND D.C.
PLANNING
REF 1918/D

Dennis BLACK associates

Architects, Planning Consultants

Westlegate House·Westlegate·Norwich NR1 3LJ

Tel: Norwich (0603) 760104. Fax: 0603 760105

job
JOLLY CRISPINS PH
LUTTON
PROPOSED 2 DWELLINGS
FOR
DAYFIELD PROPERTIES LTD

drawing
SITE & LOCATION PLANS

scale	drawn	date
1:500 1:2500		MARCH 92

job no.	drawing no.	revision	type
990/21	01	'D'	

APPROVED PLAN
Ref.

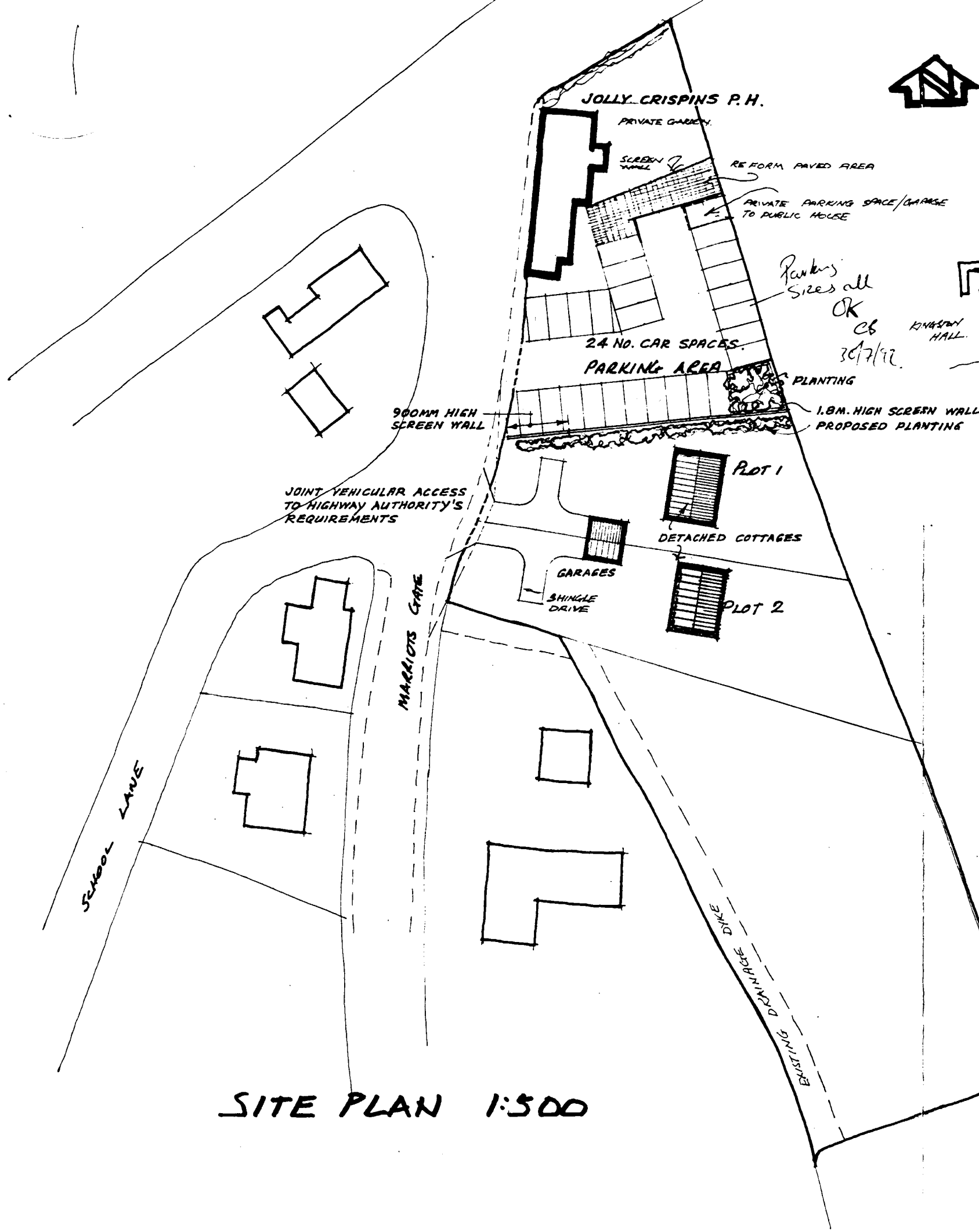
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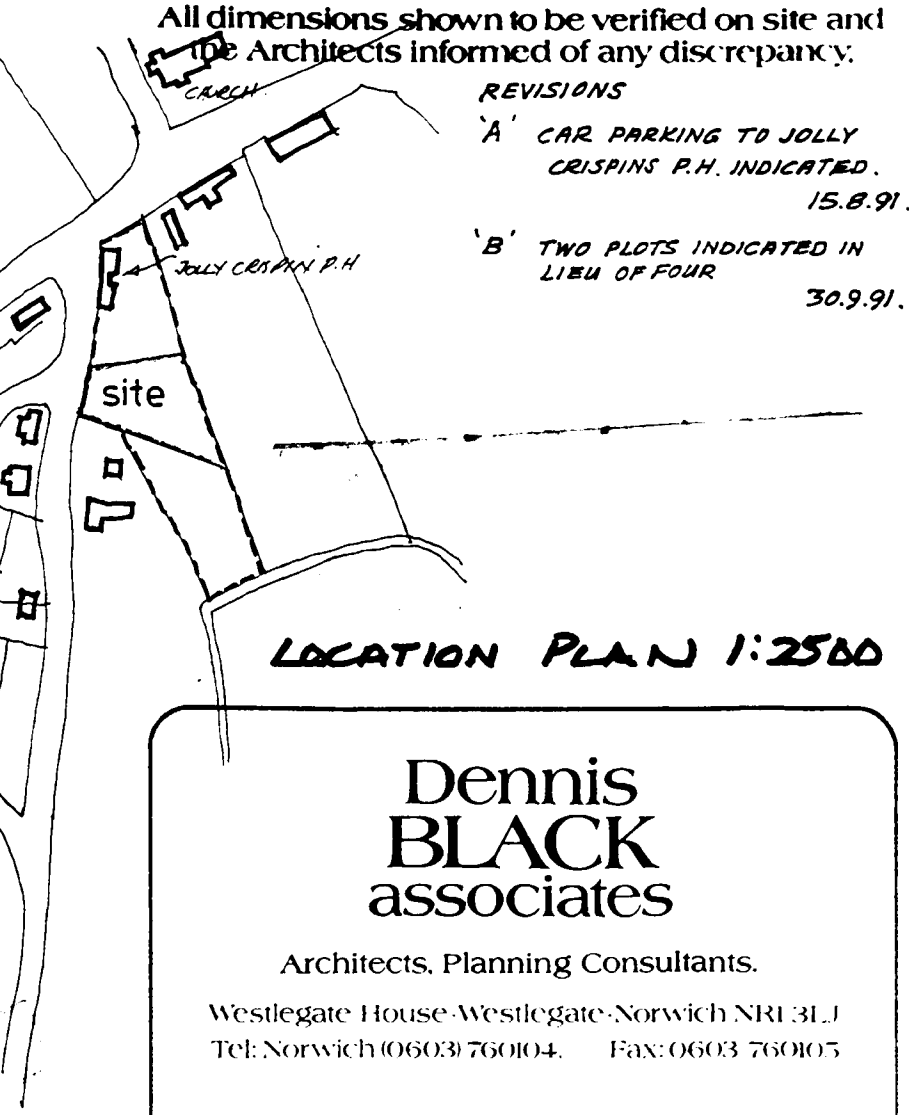
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LOCATION PLAN 1:2500

Dennis BLACK associates

Architects, Planning Consultants.

Westlegate House·Westlegate·Norwich NR1 3LJ
Tel: Norwich (0603) 760104. Fax: 0603 760105

job
JOLLY CRISPINS PH
LUTTON
PROPOSED 4 DWELLINGS
FOR
DAYFIELD PROPERTIES LTD

drawing
SITE & LOCATION PLANS

scale	drawn	date
1:500 1:2500		MARCH 92

job no.	drawing no.	revision	type
990/21	01		

SOUTH ... DC
REF 1980/92

2

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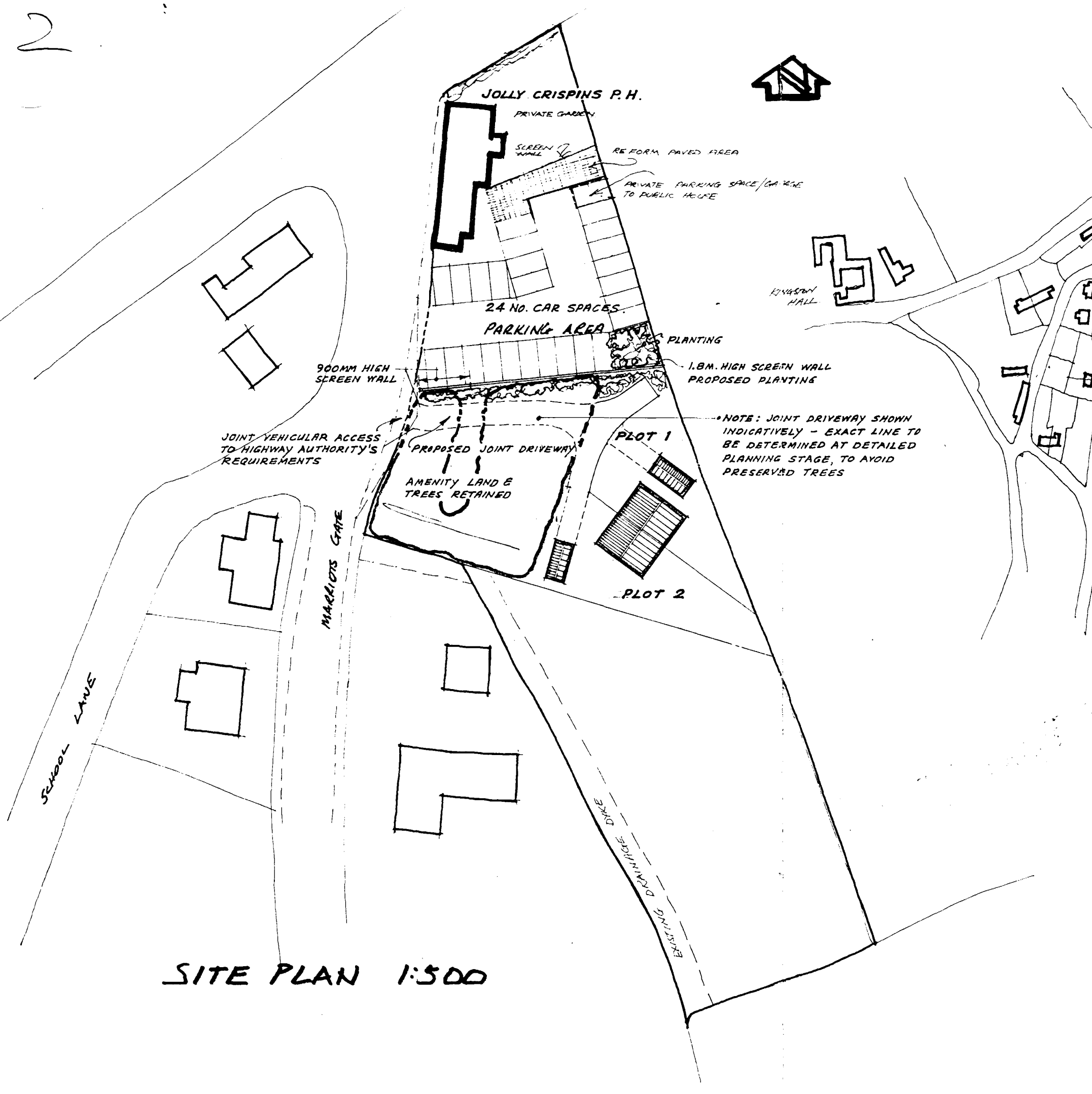
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REVISIONS

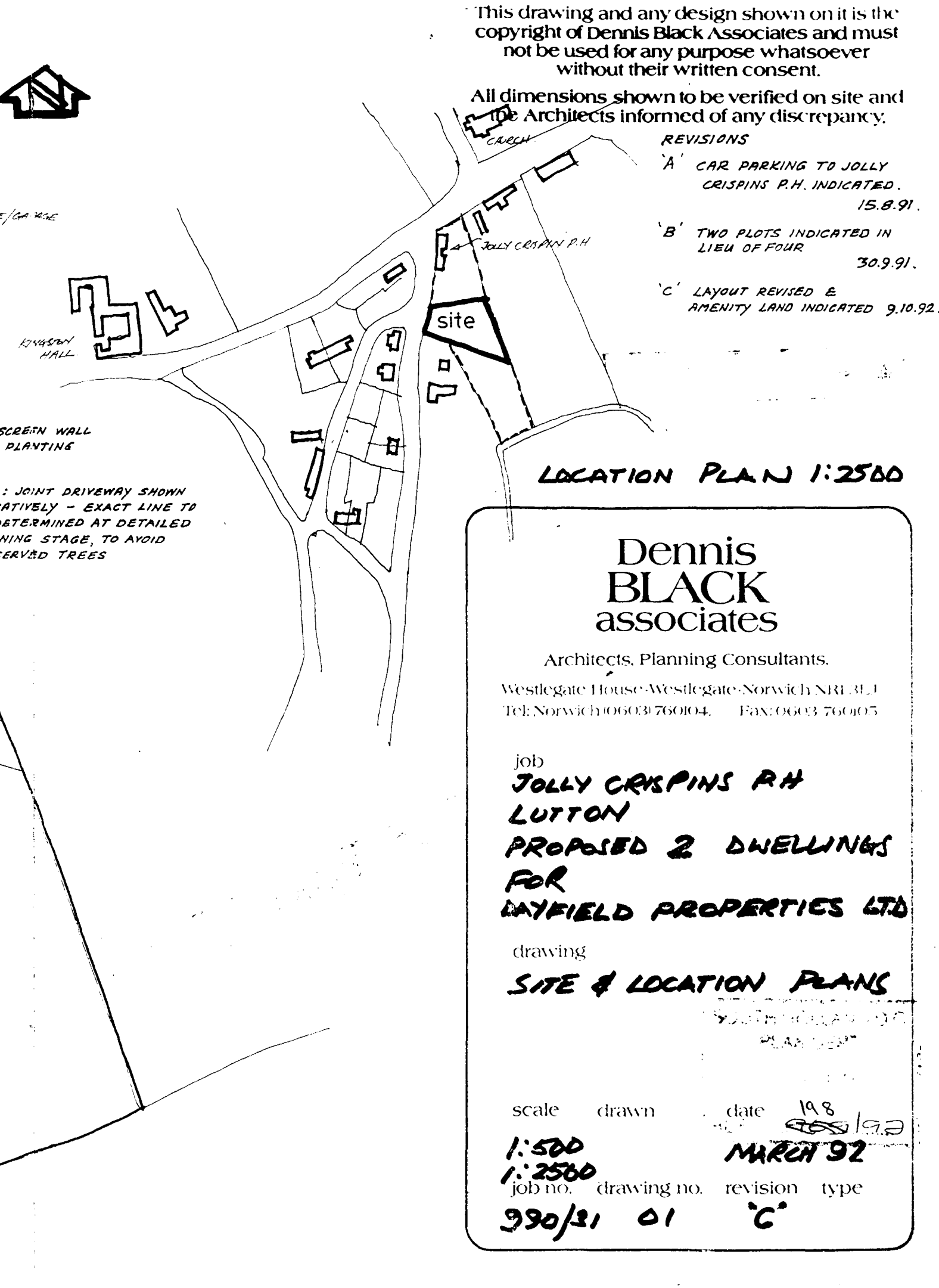
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LOCATION PLAN 1:2500

Dennis BLACK associates

Architects, Planning Consultants.

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Tel: Norwich (0603) 760104. Fax: 0603 760105

job
JOLLY CRISPINS PH
LUTTON
PROPOSED 2 DWELLINGS
FOR
MAYFIELD PROPERTIES LTD

drawing
SITE & LOCATION PLANS

scale 1:500 1:2500

drawn

date 198 MARCH 92

job no. 930/21

drawing no. 01

revision type "C"