SOUTH HOLLAND DISTRICT COUNCIL

Application no: H12/0310/94

Applicant: Messrs A J & J A Folley
Lutton House
Lutton
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolition of existing pair of semi-detached cottages and the erection of one dwelling with a garage

Location: O.S. No. PT. 3239
Marriots Gate
Lutton
Spalding

Type: OUTLINE

Date received: 28-MAR-94

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

25-JAN-95

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)

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H12/0127/97

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H12/0169/98 Received:16-FEB-98 Type:CONDITION COMPLIANCE

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QT

Description: Details of vehicular access including visibility splays & surface treatment to access & parking area

Location : 61-63 Marriots Gate Lutton
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd S A WALTHAM
Director of Housing and Planning Services

11-MAR-98 H12/0169/98

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H12/0127/97

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H12/0087/98 Received:29-JAN-98 Type:CONDITION COMPLIANCE

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

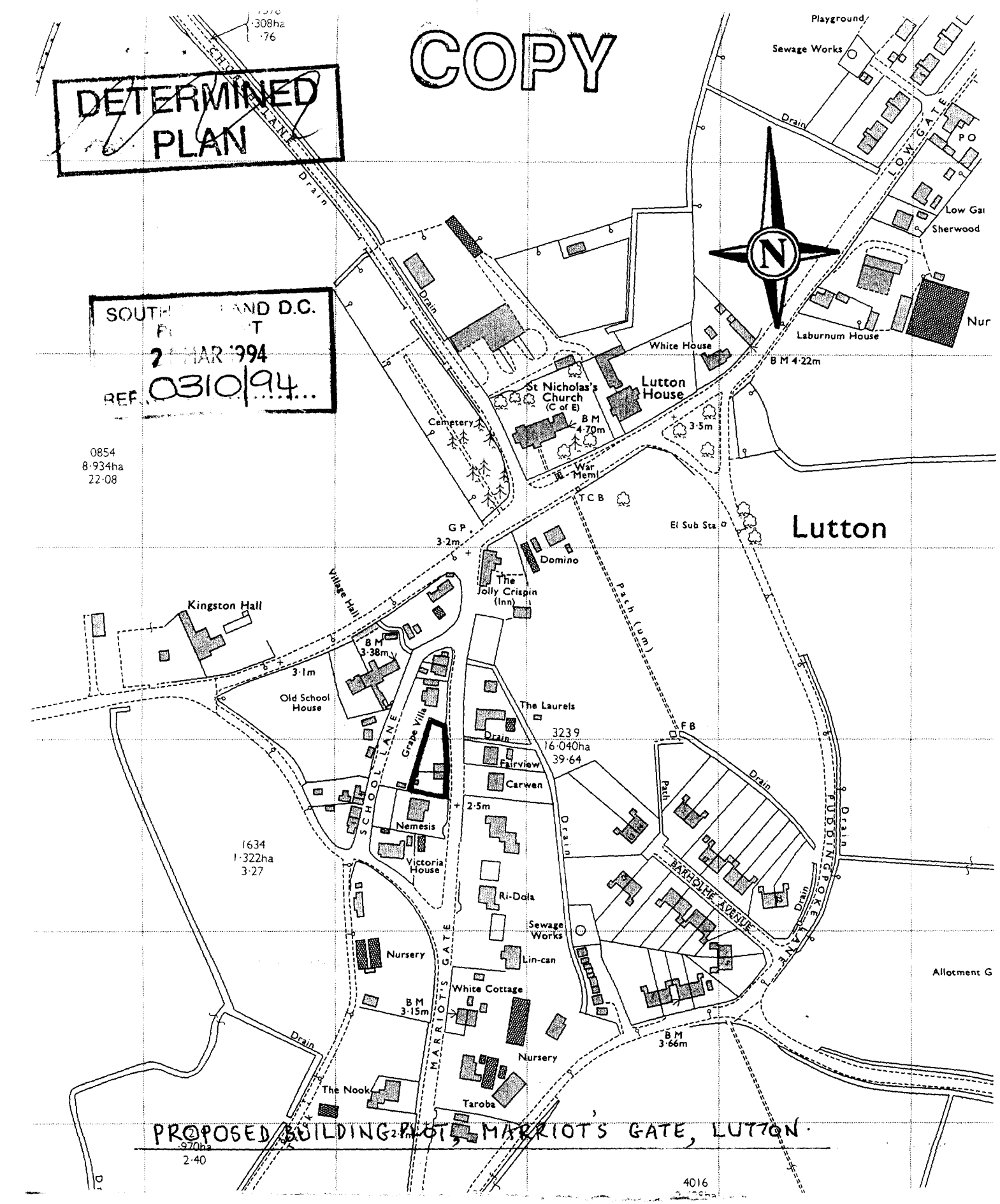
Description: Bricks: Ambion Mellow Durham Tiles: Sandtoft Calderdale Old Peat Slate (Cond. 12(2) of Appeal decision)

Location : 61-63 Marriots Gate Lutton
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd S A WALTHAM
Director of Housing and Planning Services

11-FEB-98 H12/0087/98


COPY
DETERMINED PLAN
SOUTH[illegible]AND D.C.
[illegible]T
2 MAR 1994
REF. 0310/94
Playground
Sewage Works
Drain
LOW GATE
PO
Low Gat
Sherwood
Nur
Laburnum House
White House
B M 4·22m
St Nicholas's Church (C of E)
Lutton House
B M 4·70m
3·5m
Cemetery
War Mem
TCB
El Sub Sta
Lutton
GP
3·2m
Domino
The Jolly Crispin (Inn)
Path (um)
Village Hall
Kingston Hall
B M 3·38m
3·1m
Old School House
SCHOOL LANE
Grape Villa
The Laurels
3239
16·040ha
39·64
FB
Drain
Fairview
Carwen
2·5m
Nemesis
Victoria House
1634
1·322ha
3·27
Ri-Dola
Sewage Works
Nursery
Lin-can
MARRIOTS GATE
White Cottage
B M 3·15m
Nursery
Taroba
The Nook
Drain
BARHOLME AVENUE
B M 3·66m
Allotment G
PROPOSED BUILDING PLOT, MARRIOT'S GATE, LUTTON.
0854
8·934ha
22·08
·308ha
·76
2·970ha
2·40
4016

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H12/0310/94

Date Registered 28 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS A.J. AND J.A. FOLLEY
LUTTON HOUSE
LUTTON
NR. LONG SUTTON
SPALDING, LINCOLNSHIRE

Tel. No. (0406) 363257

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

MESSRS HIX & SON
NO. 28 CHURCH STREET
HOLBEACH
SPALDING, LINCOLNSHIRE, PE12 7LL
Tel. No. (0406) 422777
(Personal contact name) R.H. FRISBY ESQ

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

O.S. NO. PT. 3239, MARRIOT'S GATE, LUTTON, NR. SPALDING, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION OF EXISTING PAIR OF SEMI-DETACHED COTTAGES AND THE ERECTION OF ONE DWELLING WITH A GARAGE

Please complete
p.p. A.J. AND J.A. FOLLEY

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00 ... If you consider no fee is payable include a written explanation instead.

Signed..... Date ...25TH. MARCH. 1994 ... 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 Certificates
or This is an **outline** application	/	⬇

Please state Site Area 0.060 (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]
Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	N/A

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**	N/A

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 pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	N/A

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	/	If so, how many: ONE (1)
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.060 hectares
B. If building works are proposed, please state extra floor space to be created:	OUTLINE sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	APPLICATION metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	ONLY
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

5. **GENERAL INFORMATION** Please complete each section

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

PAIR OF OLD REDUNDANT SEMI-DETACHED COTTAGES AND GARAGES

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road /

If so, name of road: MARRIOT'S GATE
Will there be—
Individual access(es) /
New estate road

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

ONE (1) GARAGE AND DRIVEWAY ~~PARKING~~

TREES Please tick **one** box

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

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	BY 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 Cesspool Septic tank /

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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: N/A Consultee(s)
Is this application related to a previous submission?		➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	OWNER/OCCUPIERS

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.** (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 p.p. A.J. AND J.A. FOLLEY (~~Applicant~~ / Agent) Date 25TH MARCH 1994

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.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 p.p. A.J. AND J.A. FOLLEY (~~Applicant~~ / Agent) Date 25TH MARCH 1994

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H12/0310/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially

RECONSULTS (revalidated)

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

All

Press
PC
Wr
Reside

Extra Consultations:

WP No
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: D.M. Gedney

Senior Officer Confirmed .....DMG Date.....6/4 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Traditional pair of semi-detached cottages.
Boundaries : Red brick with asbestos roof.
Site Features : Frontage hedgerow. Cottages also adjacent

Inspected by DMG
Date 14/4

Site Notice posted by
Date
Expiry DMG 14/4

Individual Resident Notices required:

Addresses to be sent to – "Sundown" School Lane

Addresses delivered to – "Mallory" — " —

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG 9/5

Not within conservation area.
No objection in principle to demolition.
However, any new development upon the site should reflect the character of the existing pair of semis. It should also be designed to avoid overlooking in respect of neighbouring property.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

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 floor space ☐ sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ 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 ☐ If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

THE EXISTING PAIR OF SEMI-DETACHED COTTAGES ON THE SITE HAVE BEEN UNOCCUPIED FOR MANY YEARS AND ARE IN A DILAPIDATED CONDITION. THE COTTAGES HAVE STRUCTURAL DEFECTS AND ARE INCAPABLE OF BEING MADE INTO ONE (1) HABITABLE DWELLING AT REASONABLE OR ECONOMIC COST.

RECO...MENDATION/DECISION

NON-DETERMINATION DMH 24/1/95

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date..... 9/5

~~COMMITTEE~~

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

~~CONDITIONS/REASONS:~~

1) Sc 8 Reason: standard.
2) Sc 27 — " —
3) B21 Reason B21.
4) Before any development is commenced the existing dwelling upon the site shall be demolished and rubble cleared from the site.
Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality

Notes

1) The applicants are advised that the new development should reflect the character of the existing cottages and also be designed to minimise overlooking in respect of adjoining residential property. The landscaping scheme should include the retention/provision of indigenous hedging along the site's frontage.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £140.

Receipt No P4091

Date first Rec'd 28 MAR 1994

Registration

Reference H12|0310|94

Cross-Ref

Date 29-MAR-94 JAC

Validation

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

TYPE OUTLINE

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £140.

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 154 OS Plots
Grid ref 543250 339380

Ward K Parish LUTTON

Inside IBD YES Inside LP area NO

Linked to site Ref 2021

Linked to property Ref

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H12/0310/94

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

Marriots Gate, Luttons.

3. Name, classification and number of road

III

4. Date application referred 13-4-94

5. State whether outline, detailed application etc.

OL.

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

Demolition of existing pair of semi-detached cottages & erection of one dwelling with a garage

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: 13-4-94 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

(1) B21

Delete as appropriate

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

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

(1) B21.

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

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: H12/0310/94

Applicant: Messrs A J & J A Folley
Lutton House
Lutton
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolition of existing pair of semi-detached cottages and the erection of one dwelling with a garage
Location: O. S. No. PT. 3239 Marriots Gate
Lutton Spalding

Type: OUTLINE

30-JAN-95

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy to:-

Mrs A L Chadwick
"Sundown"
School Lane
Lutton
Spalding, Lincs. PE12 9HW

Messrs Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs.
PE12 7LL.

Mr B Smith

JB/JJ H12/0310/94

07 Jun 1994

Dear Mr Frisby,

DEMOLITION OF EXISTING PAIR OF SEMI-DETACHED COTTAGES AND ERECTION OF ONE DWELLING WITH GARAGE - OS PLOT 3239 MARRIOTS GATE, LUTTON.

Thank you for attending the meeting on 2nd June 1994 with myself and my Officer, Mr J Blacklock.

I believe progress was made and I hope a mutually advantageous solution can be reached.

For my part, whilst I am anxious to ensure the retention of the existing cottages, I do consider there is potential for achieving this by the addition along the road frontage of perhaps an additional two terraced properties constructed in the same architectural idiom, observing the same building line and complementary in terms of mass and scale in respect of the existing properties. Perhaps you could discuss this suggestion with your Client and advise me of whether there is further scope for negotiation.

Yours sincerely

J A Blacklock

pp B Smith MRTPI
Director of Planning and
Building Control Services

DCO

Messrs Hix and Son,
28 Church Street,
Holbeach,
Spalding,
Lincs.
PE12 7LL.

FAO: Mr R H Frisby,

Mr D M Gedney

DMG/JJ H12/0310/94

RHF/6140/SEC

01 Sep 1994

Dear Sir,

DEMOLITION OF EXISTING PAIR OF SEMI DETACHED COTTAGES AND ERECTION OF ONE DWELLING WITH GARAGE - OS PLOT 3239, MARRIOTS GATE, LUTTON.

I refer to my letter dated 7th June 1994 in respect of the above (copy enclosed) and look forward to your reply within 21 days.

If no response is received within the specified period, it will be assumed that you wish to withdraw the application.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Discussed with R. Frisby 29/9.
He will be submitting further info within next 2-3 weeks

MF.

Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

F.A.O. Mr R H Frisby

Mr D M Gedney

DMG/JK/H12/0310/94

RHF/6140/CC

13 December, 1994

Dear Sir

Planning Application H12/0310/94 - Demolition of Existing Pair of Semi-Detached Cottages and Erection of One Dwelling & Garage - OS Plot 3239, Marriots Gate, Lutton

I write further to my letter dated 7 June, 1994 in respect of the above and look forward to your reply within the next 21 days.

If no response is received within the specified period, it will be assumed that you wish to withdraw the application.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

See attached letter.

J Blacklock

JB/SAH 1870/12

RHF/6140/SEG

30 June 1993

Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs
PE12 7LL

Dear Sir

Nos. 61 and 63 Marriots Gate, Lutton - Messrs A J & J A Folley

Thank you for your letter dated 8 June 1993 in respect of the above.

I would advise you that I consider the Authority's preference would be for the retention of the dwellings albeit as a single dwellinghouse.

I trust these comments will be of assistance to you.

Yours faithfully

R Midlen
Principal Planning Officer (Development Control)

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 MAY 1994 DG

Allocated to: DPO DOPO JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By Sig
date 9/5

'Sundown'
3, School Lane
Lutton
Spalding
Lincs
PE12 9HW

4th May, 1994.

Planning Dept
Council Offices
Priory Road
Spalding.

Dear Mr Smith,

Re: Application No H12/0310/94.

I write with regard to the application for outline planning permission on Mariots Gate, Lutton, and would ask you to note that initially we have no objections to one dwelling being built on this plot.

However we would like to suggest that permission should only be granted for a bungalow. We will certainly object to an application for a house to be built behind us.

Although there are currently two houses on the plot, they are low level and do not really overlook us and so therefore we wish to keep this amount of privacy.

Also, we have no windows at the back of our house which allow us to overlook this land and so feel this should be kept mutual.

I trust you will bare this in mind when making your decision.

Yours sincerely,

Mrs A.L. Chadwick.

SOUTH HOLLAND DISTRICT COUNCIL

H12/0310/94
OUTLINE

Applicant: Messrs A J & J A Folley
Tel: 0406 363257

Agent: Messrs Hix & Son
0406 422777

Description: Demolition of existing pair of semi-detached cottages and the erection of one dwelling with a garage
Location: O.S. No. PT. 3239
Marriots Gate
Lutton
Spalding

Valid date:	28-MAR-94	Terminal date:	23-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	04-APR-94	Report deadline:	27-APR-94
Inspected by	11-APR-94	Agreed TD Ext:	
Extra contacts	18-APR-94	Case Officer:	
Report if not clear by	02-MAY-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Redevelopment
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Owner/Occupier, "Mallory", School Lane		18-APR-94	09-MAY-94
The Owner/Occupier, "Sundown", School Lane		18-APR-94	09-MAY-94
Site/Press Advert MIN		14 ~~08~~-APR-94	~~29-APR-94~~ 5 MAY 96
Clerk to Lutton PC	0775 724941	07-APR-94	21-APR-94
Cllr D A Tennant		07-APR-94	14-APR-94
Cllr E J Clarey	0406 363141	07-APR-94	14-APR-94
Cllr M D Booth	0406 350034	07-APR-94	14-APR-94

SITE RECORD

Grid ref: 543250 325380
OS Sheet: 154 Parcel:

CCC - Obs Attached

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)

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

H12/0310/94

OUTLINE

Applicant: Messrs A J & J A Folley
Tel: 0406 363257

Agent: Messrs Hix & Son
0406 422777

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DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Redevelopment
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~08~~ 14-APR-94	~~29-APR~~ 05 MAY-94
Clerk to Lutton PC	0775 724941	07-APR-94	21-APR-94
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Cllr M D Booth	0406 350034	07-APR-94	14-APR-94

SITE RECORD

Grid ref: 543250 325380
OS Sheet: 154 Parcel:

L.C.C — Obs Attached Jc 13/4/94.

OUTSTANDING 1994 PLANNING APPLICATIONS

Number	Applicant	Case Offr	Remarks
H23/0003/94 Term Date: 8 Mar 94	Naylor	DMG	12 Jul cttee defer site visit. 25 Jul sub defer for devl brief. 20 Oct 94 PO Report re consultation draft Saracens Head. 3 Nov 94 initial brief completed. 16 Dec 94 request amended brief.
	RJS Notes:		I note there is no stated timescale for receiving the revised brief. Please discuss work programme with me as this is becoming very protracted. In view of his earlier involvement, I should like this back at Committee before Brian moves to his new role.
H23/0004/94 Term Date: 18 Jul 94	Naylor	DMG	As H23/0003/94
	RJS Notes:		See Above.
H06/0034/94 Term Date: 8 Mar 94	Thacker	JB	30 Mar cttee defer site visit. 11 Apr sub 106 obligation. 30 Jun 94 amended plans received.
	RJS Notes:		Not Seen
H21/0097/94	Britton	DMG	Reg 4 17 Mar 94.
	RJS Notes:		Final Ultimatum!
H14/0121/94 Term Date: 7 Jul 94	Pinchbeck P.C.	DJR	12 Jul cttee DPBCS Auth. Meeting 12 Sep 94 5 Dec update ltr from LCC. Jan 95 Discussed with RJS.
	RJS Notes:		None
H16/0157/94	Mackays Stores		Reg 4 3 Mar 94
	RJS Notes:		Can we not determine this?
H12/0310/94 Term Date: 23 May 94	Folley	DMG	Meeting 2 Jun 94 1 Sep 94 Reminder letter. 29 Sep 94 discussed with agent. 13 Dec 94 2nd Reminder letter.
	RJS Notes:		I hope we are going to honour our letter of 13th Dec.

APPLICATION REFERENCE: H12/0310/94 DATE RECEIVED: 28-MAR-94

TYPE: Outline

DESCRIPTION: Demolition of existing pair of semi-detached cottages and the erection of one dwelling with a garage.

LOCATION: O.S. No. PT. 3239, Marriots Gate, Lutton.

APPLICANT: Messrs A J & J A Folley AGENT: Messrs Hix & Son

REASON FOR COMMITTEE CONSIDERATION

Public representations received.

RECOMMENDATION

Grant permission subject to conditions.

COMMENTS

1 No Objections raised in principle subject to the design/ appearance of the replacement dwelling reflecting the rural character of the existing cottages. It should also be designed to minimise overlooking in respect of adjoining residential property.

REPRESENTATIONS

Parish Council: No comments.

County Highways: Request conditions.

Public: Representations received from 3 School Lane (Summarised).
- No objections subject to replacement dwelling being a bungalow only.
- Although there a currently two houses on the plot they are low level and do not really overlook us and we wish to keep this amount of privacy.
- We have no windows at the back of our house, overlooking this land and feel this should be kept mutual.

Applicant: Existing pair of semi-detached cottages have been unoccupied for many years and in dilapidated condition. Have structural

defects and are incapable of being made into one habitable dwelling at low economic cost.

SCHEDULE OF CONDITIONS

1 SC8 - (Details).

2 SC27 - (Implementation of Planting).

3 B21 - (Turning Space).

4 Before any development is commenced the existing dwellings upon the site shall be demolished and rubble cleared from the site.
Reason: To ensure a satisfactory form of development in the interests of the visual amenities of the locality.

Note

1 The applicants are advised that the new developments should reflect the rural character of the existing cottages and also be designed to minimise overlooking in respect of adjoining residential property. The landscaping scheme should include the retention/provision of indigenous hedging along the sites frontage.

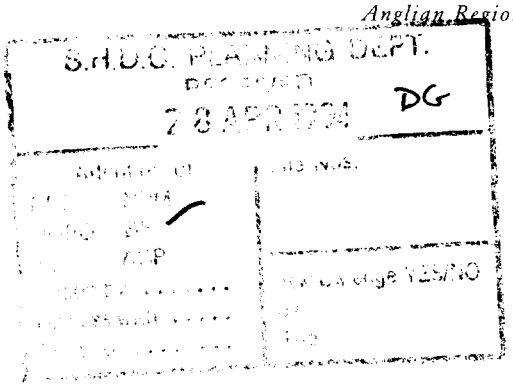
Our Ref: GT/94/1/SH/0109
Contact: GILL THORNALLEY

27 April 1994

NRA

National Rivers Authority
Anglian Region

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



Dear Sir

PLANNING APPLICATION NO. H12/0310/94
PROPOSAL: ERECTION OF SINGLE DWELLING
LOCATION: OS PT3239 MARRIOTS GATE, LUTTON
APPLICANT: MESSRS A J & J A FOLLEY

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

pp. G Thornalley
MERVYN PETTIFOR
Planning Manager

MARK

I DON'T AGREE WITH THIS RECOMMENDATION — GIVEN WHAT HAS TAKEN PLACE IN LUTTON. BUILDINGS SUCH AS THESE, NEGLECT AS THEY ARE, ARE AT A PREMIUM.

HOWEVER, NO CORROBORATIVE EVIDENCE IS SUPPLIED REGARDING THE CLAIM THAT THEY ARE BEYOND 'REDEMPTION'.

SEE ATTACHED LETTER

What would your view be? JH 28/4

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 422777
FAX. HOLBEACH (0406) 426142

Our Ref: RHF/6140/SEC Date 25th March 1994 Your Ref:

SOU... D.C.
FL... PT
28 MAR 1994
REF. 0310/94

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

Dear Mr. Smith

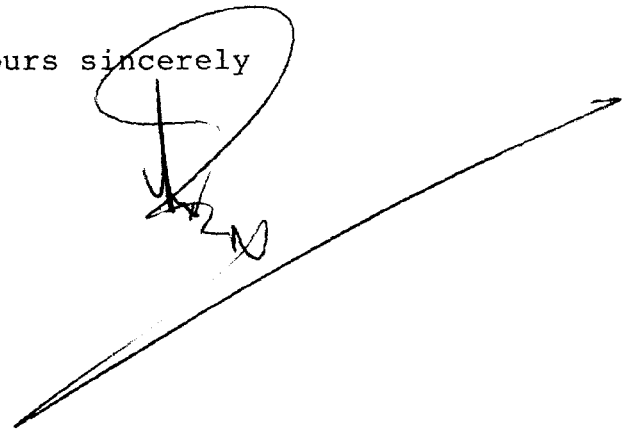
Application for Outline Planning Permission
Detached Dwelling and Garage, Marriot's Gate, LUTTON, Nr. Spalding
Messrs A.J. and J.A. Folley

Further to our previous correspondence we now enclose herewith a completed Application for Outline Planning Permission on behalf of our above clients together with a cheque value

ONE HUNDRED AND FORTY POUNDS (£140)

in respect of the Planning Fee. Should you require any further information please contact our Mr. Frisby who is dealing with the matter.

Yours sincerely



Encl

A FIMBRA MEMBER

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/6140/SEC Date 8th June 1993 Your Ref:

B. Smith Esq
The District Planning Officer
The South Holland District Council
Priory Road
SPALDING
Lincolnshire, PE11 2XE

Dear Mr. Smith

Pair of Semi-Detached Cottages,
Nos 61 and 63, Marriot's Gate, LUTTON, Nr. Long Sutton, Spalding
Messrs A.J. and J.A. Folley

Our above clients have asked us to advise them with regard to the future of the above properties, the most northerly one of which has recently become vacant, the other having been unoccupied for some considerable time. We enclose our plan showing the extent of the properties edged in red. Both the cottages are old having been erected before the turn of the century, little money has been spent on them in recent years and they have no modern amenities.

We consider there are probably two (2) courses of action that are open to our clients as follows :

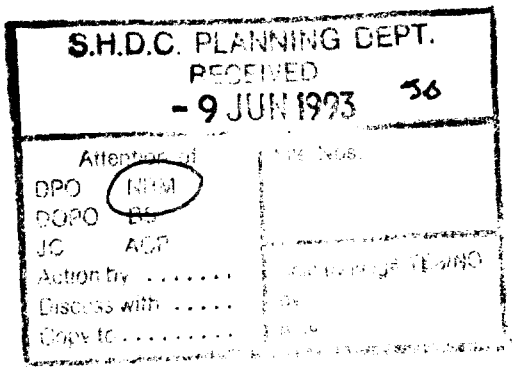
1. To knock the two (2) cottages into one and then modernise the property as one (1) residential dwelling.

2. To demolish the two (2) cottages and replace them with either one (1) detached property or a pair of semi-detached properties.

With regard to Option 2 we shall be submitting a planning application to your Council in due course but, in the meantime, we should appreciate your comments and advice with regard to which development you would consider to be more appropriate to the site. As you will be aware Mains Electricity, Water and Drainage are already available in Lutton and Mains Gas is soon to be available.

We look forward to hearing from you.

Yours sincerely



Encl

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

LA COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4091
Date received : 28-MAR-94

Received from

Hix & Son

Address

28 Church Street
Holbeach
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

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

MEMORANDUM

To : **John Blacklock, Senior Planner**

Ref : **H12/0310/94**

From : **Bob Scriven, Conservation Officer**

Date : **13 September 1996**

Subject : **61 & 63 Harricts Gate, Lutton**

The semi-detached cottages were visited on 6th September 1996 and inspected briefly externally and internally. There was access to the inside of both from the rear entry. They were not secure against unauthorised entry.

On each dwelling there is a new chimney stack. Structurally they appeared sound except for obvious movement to the left hand dwelling with settlement cracks at the front corner and above the ground floor window. The brick masonry could be dismantled and repaired. Settlement is common to many buildings in the District.

Both dwellings are small and need some repair and modernisation. For accommodation they would provide for single or two person. The cottages are of traditional construction and contribute to the historic core of the village.

The report of Thomas W J Lloyd does not give any justification for demolition and as presented is superficial. There is no consideration to rectify the defects / problems. If the matter is to be taken further; a site meeting with Mr Lloyd might be advisable. Hix and Son should be told about the sloppy way they are managing the property for their client.

Bob Scriven
Conservation Officer
for Planning Policy Manager

COPY

El Sub S

GP

3·2m

Domino

The Jolly Crispin (Inn)

HIX & SON
Chartered Surveyors, Auctioneers & Estate Agents
28 CHURCH STREET
HOLBEACH
SPALDING, LINCS. PE12 7LL
Tel: HOLBEACH (0406) 22777

BM 3·38m

SCHOOL LANE

Grape Villa

The Laurels

Drain

3239
16·040ha
39·64

Fairview

Carwen

2·5m

Nemesis

Victoria House

Ri-Dola

Sewage Works

NOS. 61 and 63, MARRIOTT'S GATE, LUTTON.

Nursery

Lin-can

White Cottage

BM 3·15m

MARRIOTT'S GATE

Path

Drain

BARHOLM

08.06.93