

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H12/1007/93

Received:03-NOV-93 Type:OUTLINE

Name: Mr & Mrs I R Knight
The Laurels
Marriots Gate
Lutton
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Erection of dwelling including siting and means of access

Location : The Laurels Marriots Gate
Lutton Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 In the opinion of the Local Planning Authority the characteristics of the site are such that any dwelling upon it (with vehicular turning facilities which take up a significant proportion of the front garden) would constitute a cramped and undesirable form of development which would be out of character with this particular part of the village of Lutton. As such, it is considered to be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note 3, 1992 (Housing).

Director of Planning and Building Control Services
22-DEC-93 H12/1007/93

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.

PLANNING APPLICATION

For office use only

Application No. H12/1007/93

Date Registered 22 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs I R Knight
The Laurels
Marriots Gate
Lutton
Spalding
Lines

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lines PE12 7BB
Tel. No. 0406 24343

(Personal contact name)

B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

The Laurels, Marriots Gate, Lutton

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Dwelling

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120.00

If you consider no fee is payable

include a written explanation instead.

Previous application No.

Signed.

Date

21st October 1993

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 worksor This is an **outline** application

(✓)

☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

☒Please state Site Area (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

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 Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many: 1 No.

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

metres

metres

metres

D. Please state type and colour of materials for facing external walls:

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.

Garden

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

☒

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

If so, name of road: Marriots Gate

Will there be—

Individual access(es)

New estate road

☒
☐

On site 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

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

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

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.

Is this application related to a previous submission?

State Yes or No

☐ No

⇒ If so, please give details in Part 6

☐ No☐ No☐ No☐ No

⇒ If so, please complete Part 7

☐ N/A

⇒

Date:

Consultee(s)

☐ Yes

⇒

Application No.

H12/0005/93

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

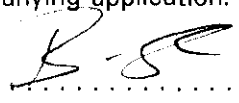
2. OWNERSHIP OF THE SITE

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  (Applicant / Agent) Date 21.10.93

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

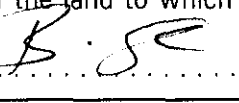
3. AGRICULTURAL HOLDINGS CERTIFICATE

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  (Applicant / Agent) Date 21.10.93

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : *Guage incorrectly on site. Pub further to work.*
Neighbours : *Existing down to east. Frontage hedge.*
Boundaries : *Footpath. Existing access*
Site Features :

Inspected by *DMG*
Date

Site Notice posted by *DMG*
Date

Expiry *11/11*

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed

Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda *✓ 11/11*

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H12/1007/93

Directions

Art 7
☒

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Non-std:
Details
needed

AMEND APPLICATION FORM TO PROVIDE
FOR APPROVAL OF SITING AND MEANS
OF ACCESS AT OUTLINE STAGE

Other.....

Direction authorised by Senior Officer.....

[Signature]

Date: 27/6

Revalidation after Direction

Information satisfactory

Signed.....

[Signature]

Date: 4/11/93

Valid date:

Amended description

(add) including siting and means
of access

Reconsultations:

All

See below

☐
☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: >>

.....

.....

.....

.....

Consultations:

County

E Heritage

Societies

.....

.....

..... G ROW

Extra Consultations:

Transport

TRA

D/Transp A15

D/Transp A18

B Rail

..... G* T15

.....

.....

WP Note -
G Group available
G* Group essential
(longer expiry)

Environment/

Drainage

WAT

Env Services

NRA

IDB

Env Assess

.....

.....

.....

..... G ENV Specify:

Conservation

LB

LB Demolish

Archaeology

Eng Heritage

Consultant

Other

..... G* DEM

..... G ARC Specify:

.....

.....

.....

Order No:

Specify:

Hazards

HSC Group

Specific

..... G* HAZ

.....

.....

Specify:

Specify:

Other PLA

Press
PC
WM
Residents

Case Officer: *[Signature]*

Senior Officer Confirmed

Date: *[Signature]*

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No

P3418

Date first Rec'd

22 OCT 1993

Registration

Reference

H12/1007/93

Cross-Ref

Date

25-OCT-93

Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

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

Description
to be recorded

Erection of Dwelling

Invalid

Site plans
Certificate

☐

Fee

Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £ 120

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 154 OS Plots

Grid ref 543280375430.

Ward K

Parish LUTTON

Inside IBD YES

Inside LP area NO

Constraints:

CA Cons Area

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

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

TPO Tree Pres

Hazards -

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

Linked to site

Ref 1756

Linked to property

Ref

Dist Bound

Other:

Planning Records:

Earlier apps

005/93

B Reg Records:

Already submitted - Ref:
Request needed
Requested

PLANS SUB-COMMITTEE - 20th December, 1993

846. PLANNING APPLICATIONS (Continued)

(a) Determinations following site inspections

(Councillor B. Alcock declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Alcock had declared an interest when the site was inspected and had remained on the coach during the inspection. Councillor T. Bray took the Chair during consideration of this item.)

H02/1001/93
Mr & Mrs P Leo

Bungalow and garage at Broadway,
Crowland.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H12/1007/93
Mr & Mrs I R Knight

Dwelling including siting and means of
access at The Laurels, Marriotts Gate,
Lutton.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H05/1020/93
Mr & Mrs R Rusman

Dwelling with on-site computer facility at
Plot 2, Foxes Lowe Road, Holbeach.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(b) Planning Application

The following application, which had previously been referred to the Sub-Committee for consideration, was determined as indicated:-

Plan No. and Applicant

Proposal

H16/0700/93
Allison Homes

Residential development - 20 dwellings
comprising of two and three bed
detached, semi detached and terraced
units at land off St Annes Way, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation, and with the details as shown on the amended plan dated 6th December 1993 subject to appropriate conditions, to include the provision of traffic calming measures, the maintenance of parking areas and withholding permitted development rights.

(End of Minutes)

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



Com

H12/1007/93

OUTLINE

Applicant: Mr & Mrs I R Knight
Tel:

Agent: Status Design
0406 24343

Description: Erection of dwelling including
siting and means of access

Location: The Laurels
Marriots Gate
Lutton
Spalding Lincs

Valid date:	03-NOV-93	Terminal date:	29-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	10-NOV-93	Report deadline:	23-NOV-93
Inspected by	17-NOV-93	Agreed TD Ext:	
Extra contacts	24-NOV-93	Case Officer:	
Report if not clear by	08-DEC-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		11 12-NOV-93	02 03-DEC-93
Clerk to Lutton PC	0775 724941	05-NOV-93	19-NOV-93
Cllr D A Tennant		05-NOV-93	12-NOV-93
Cllr E J Clarey	0406 363141	05-NOV-93	12-NOV-93
Cllr M D Booth	0406 350034	05-NOV-93	12-NOV-93

SITE RECORD

Grid ref: 543280 325430
OS Sheet: 154 **Parcel:**

LCC - Obs Attached job 10/11/93

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H12/1007/93

Received:03-NOV-93 Type:OUTLINE

Name: Mr & Mrs I R Knight
The Laurels
Marriots Gate
Lutton
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Erection of dwelling including siting and means of access

Location : The Laurels Marriots Gate
Lutton Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

- 1 In the opinion of the Local Planning Authority the characteristics of the site are such that any dwelling upon it (with vehicular turning facilities which take up a significant proportion of the front garden) would constitute a cramped and undesirable form of development which would be out of character with this particular part of the village of Lutton. As such, it is considered to be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note 3, 1992 (Housing).

22-DEC-93

AD check.....*AD* 22/12

Authorised to issue (inc Delegation).....*AD*

APPLICATION REFERENCE: H12/1006/93 DATE RECEIVED: 22-OCT-93

TYPE: Full

DESCRIPTION: New access to existing house

LOCATION: The Laurels, Marriots Gate, Lutton.

APPLICANT: Mr & Mrs I R Knight AGENT: Status Design

APPLICATION REFERENCE: H12/1007/93 DATE RECEIVED: 03-NOV-93

TYPE: Outline

DESCRIPTION: Erection of dwelling including siting and means of access

LOCATION: The Laurels, Marriots Gate, Lutton.

APPLICANT: Mr & Mrs I R Knight AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

- 7 DEC 1993

Parish Council objections; recommendation of refusal on H12/1007/93

RECOMMENDATION

H12/1006/93 - That the Director of planning and Building Control Services be authorised to grant permission subject to the revocation of permission H12/0006/93.

H12/1007/93 - Refuse Permission.

- 1 In the opinion of the Local Planning Authority the characteristics of the site are such that any dwelling upon it (with vehicular turning facilities which take up a significant proportion of the front garden) would constitute a cramped and undesirable form of development which would be out of character with this particular part of the village of Lutton. As such, it is considered to be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note No 3, 1992 (Housing).

COMMENTS

- 1 Previous refusal for dwelling on slightly smaller plot (H12/0005/93).
- 2 Site is roughly triangular shaped side garden. The proposed dwelling would be only approximately 4 metres from brink of South Holland Internal Drainage Board drain (siting is included in application).
- 3 The proposed dwelling is still located on a restricted plot and it is my opinion that it would appear cramped and out of character.
- 4 Outline planning permission recently granted for pair of semi-detached dwellings immediately to the north east of site (H12/0198/92).
- 5 No objections to new access to existing dwelling subject to revocation of previous permission (H12/0006/93).

REPRESENTATIONS

Parish Council: Already too many access points onto Marriots Gate in this location and if permission granted should be subject to a single combined access and not two separate accesses.

South Holland I. D. B.: Water course along sites north eastern boundary is the Board's Lutton village drain and the indicated dwelling therefore contravenes the Board's byelaws.

SCHEDULE OF CONDITIONS (H12/1006/93)

- 1 Before the access is commenced to be used details shall be submitted to and approved by the Local Planning Authority showing satisfactory turning facilities within the site.
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.
-

PLANNING COMMITTEE - 7th December, 1993

801. PLANNING APPLICATIONS

(c) Applications Deferred (Continued)

(It was reported that a late letter of representation from the applicants' agents had been received in relation to the above application.)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H12/1007/93 Mr & Mrs I R Knight	O.A. Dwelling including siting and means of access at The Laurels, Marriots Gate, Lutton.

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

H05/1020/93 Mr & Mrs R Rusman	Dwelling with on-site computer facility on Plot 2, Foxes Lowe Road, Holbeach.
----------------------------------	---

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

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

H18/0940/93 D M Crawley & Son	Residential development on land off Granville Terrace, Withington Street, Chestnut Terrace and Allenby's Chase, Sutton Bridge.
----------------------------------	--

H09/0984/93 J H Bailey Esq	Reserved matters in respect of residential development (two plots) including details of means of access on land rear of 29/31 Fen Road, Holbeach.
-------------------------------	---

H12/1006/93 Mr & Mrs I R Knight	New access to existing house at The Laurels, Marriots Gate, Lutton.
------------------------------------	---

(e) Applications Director of Planning and Building Control Services authorised to refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the under-mentioned development in accordance with his recommendations:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/1047/93 The Estate of Mrs E M Clarke	O.A. Dwelling, including siting and means of access at Roman Bank, Holbeach Clough.

(f) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 for the purposes indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the under-mentioned developments in accordance with his recommendations:-

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Haverham District Council

Application
Reference

H12/1007/93

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	2	2	5	4

2. Address or location

THE LAURELS, MARRIOTS GATE, LUTON

3. Name, classification and number of road

A1

4. Date application referred

10-11-93

5. State whether outline, detailed application etc.

02

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

ERUCTION of DWELLING.

- 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 ~~108~~ as shown overleaf.

Date:

10-11-93

Signed:

James
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.

(2) B20 - - - - Mamols Gate

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21.

(2) B1

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



Application no: H12/1007/93

Applicant: Mr & Mrs I R Knight
The Laurels
Marriots Gate
Lutton
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Erection of dwelling including siting and means of access

Location: The Laurels Marriots Gate
Lutton Spalding Lincs

Type: OUTLINE

Date received: 03-NOV-93

05-NOV-93

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 19-NOV-93. 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

FOR PARISH COUNCIL USE ONLY

Comments:

*See att enclosed
notes*

Signed: *[Signature]*

S.H.D.C. PLANNING DEPT.	
RECEIVED	
12 NOV 1993	
Attention of	File Nos.
DPO NRM	
DOPO SS	
JC ACP	
Signed by	Acknowledge YES/NO
Date	By
	Date

LUTTON PARISH COUNCIL

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

Clerk

10th November 1993.

Dear Sir,

NEW ACCESS TO EXISTING HOUSE H12/1006/93.
ERECTION OF DWELLING INCL. SITING AND ACCESS H12/1007/93.

I refer to the two applications referred to above and would inform you that the Parish Council believe that there are already too many access points onto Marriots Gate in this location and that if permission were to be granted it should be subject to there being a single combined access and NOT two separate accesses.

Yours faithfully,

N. Humphries

Clerk.

The Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
12 NOV 1993 <i>DS</i>	
Attention of	Notes
DPO - JEM	
DOPO - BS	
JC - ACP	
Action by	Acknowledge received
Discuss with	<i>AV</i>
Copy to	<i>etc</i>

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Our Ref. RS/PA-K/1007/93/FES

Your Ref.

Date 4 November 1993

Dear Mr. Smith,

OUTLINE PLANNING APPLICATION - MR. & MRS. I.R. KNIGHT DWELLING - 'THE LAURELS' MARRIOTS GATE, LUTTON.

I have the following observations to make in respect of planning application No. H12\1007\93 a copy of which has been obtained from the applicants architect.

A copy of this letter is being forwarded to the applicants architect for the attention of their clients and also prospective purchasers together with a copy of my Board's standard conditions that summarise the Board's Byelaws.

The watercourse along the sites Northern and North Eastern boundaries is my Board's Lutton Village Drain and the Board's Byelaws apply.

The indicated dwelling contravenes my Boards Byelaws and, although not a matter for my Boards judgement it seems to me that there is insufficient room on the site to enable a dwelling to be sited in accordance with the Byelaws clearance requirements.

However, should a site layout be achievable that is acceptable to all parties concerned, and your Committee views such a proposal favourably, the following general advice will apply.

I note a foul sewer connection is 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, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

The applicant should be 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 £138 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.

Yours faithfully,

J J Eley

ENGINEER TO THE BOARD

B. Smith, Esq., M.R.T.P.I.,
Director of Planning & Building Control Services,
Planning & Building Control Dept.,
South Holland District Council,
Priory Road,
Spalding,
Lincs, PE11 2XE.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
8 NOV 1993	
DG	
Application of	
DOPO	IC
IC	ADP
Enter by	
Classified with	
Classified by	
Classified on	

SOUTH HOLLAND Internal Drainage Board

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

Please contact:

Mr. Staines

Tel. Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref.

Your Ref.

Date

STANDARD PLANNING CONDITIONS

1. No buildings, hedges, fences, trees, hardstandings or septic tanks within 9 metres of the Board's watercourse without the special permission of the Internal Drainage Board.
2. The approval of the Drainage Board to the point of discharge of all surface water and the quantity thereof.
3. Any outfalls into a Board's watercourse to be constructed flush to the slope of the bank to facilitate mechanical mowing, and the batter below the outfall to be protected to prevent erosion, all to the satisfaction of the Engineer to the Board.
4. The provision of a land drainage system for the site to the satisfaction of the Engineer to the Board.
5. The applicant to inform the Drainage Board on the commencement of all work relating to the Standard Conditions and also to any Special Conditions.

SPECIAL CONDITIONS

The Planning Authority will be informed by the Drainage Board of any special conditions relating to individual applications.

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Date: 2nd November 1993
Our Ref: 771739/BG/AEW
Your Ref: H12/1007/93

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs,

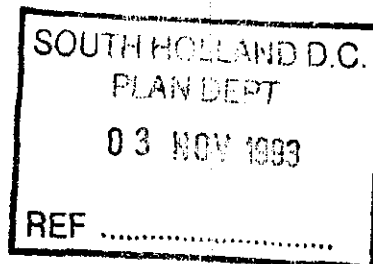
Re: PROPOSED NEW DWELLING AT THE LAURELS MARRIOTS GATE LUTTON
FOR MR & MRS I KNIGHT

Further to your letter dated 29th October 1993, please find enclosed duly amended application forms showing siting and means of access included as requested, along with one copy of your letter returned.

Yours faithfully


B. Gilham F.F.B.

Enc.



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



Application no: H12/1007/93

Applicant: Mr & Mrs I R Knight
The Laurels
Marriots Gate
Lutton
Spalding Lincs
Description: Erection of dwelling

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

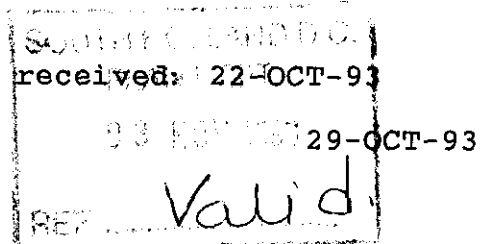
Location: The Laurels
Marriots Gate
Lutton
Spalding Lincs

Type: OUTLINE

Date received: 22-OCT-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC



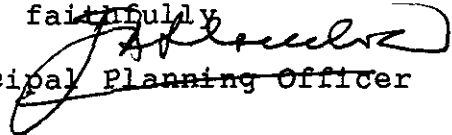
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Amend application form to provide for approval of siting and means of access at outline stage.

If you have been seen a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3418
Date received : 22-OCT-93

Received from

I R Knight

Address

The Laurels
Marriots Gate
Lutton
Spalding

Fee paid £ 120.00
VAT £ 0.00

Total received £ 120.00

Cash/Cheque : Cheque

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

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Date: 21st October 1993

Our Ref: 771739/BG/AEW

Your Ref:



Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs,

Re: PROPOSED DWELLING AT THE LAURELS MARRIOTS GATE LUTTON
FOR MR & MRS I R KNIGHT

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no'd 771739/1.
3. Cheque to the value of £120.00 in respect of submission fee.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'B. Gilham'.

B. Gilham F.F.B.

Enc.

Notes and Revisions

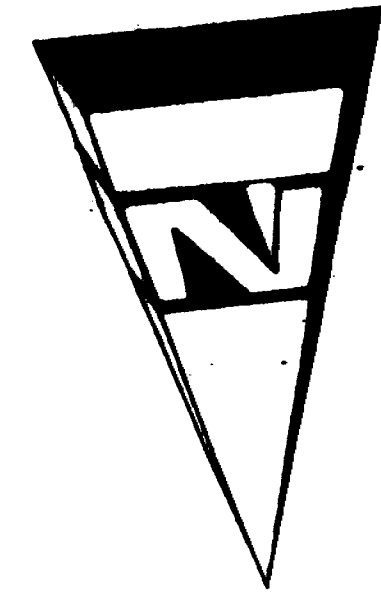
Do not scale from this drawing.

This drawing is for reference only and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Heery.

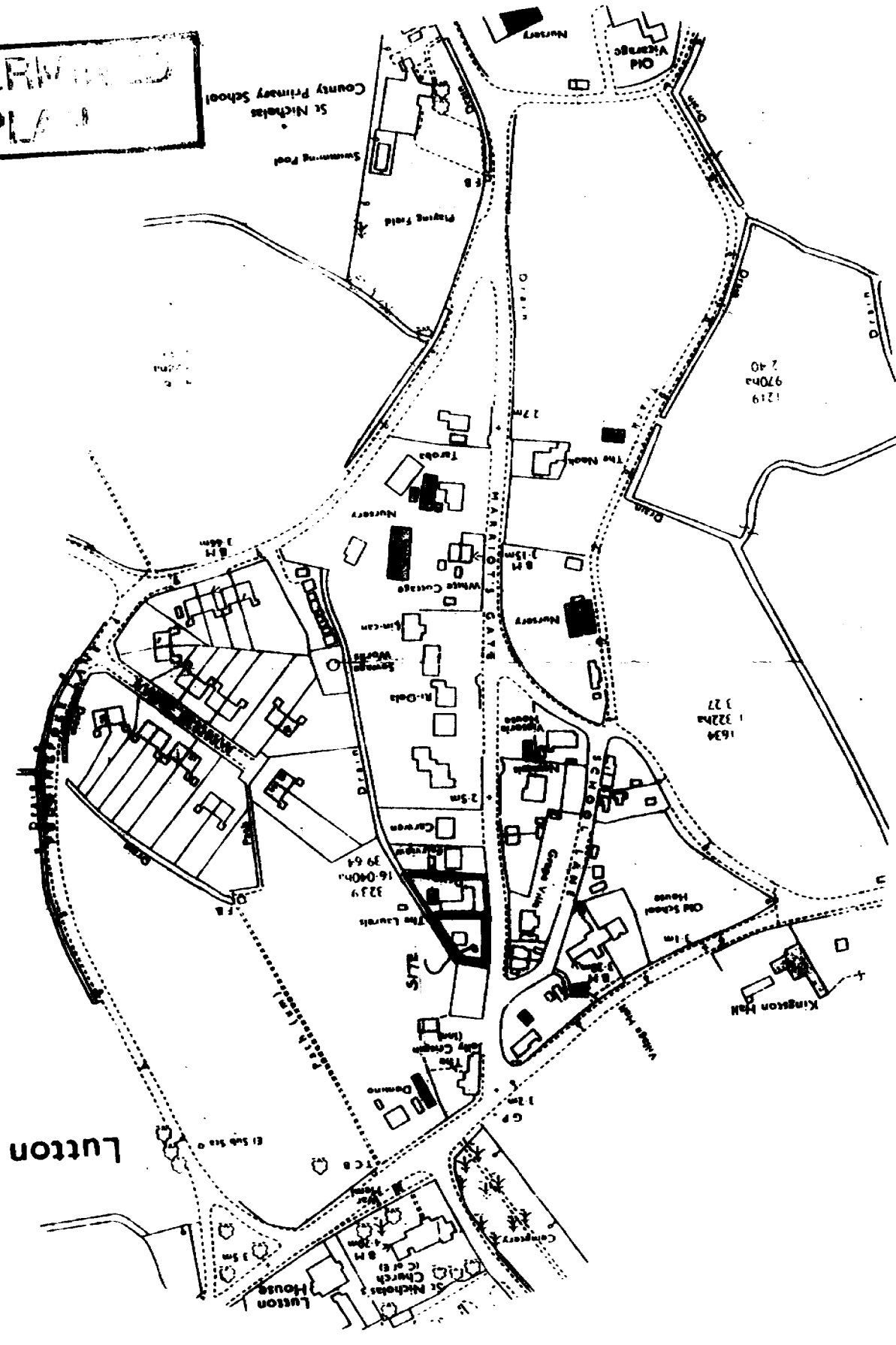
The Owner's Contributor is to check all dimensions on site and report discrepancies to the architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility is assumed for any errors or omissions in the design or construction of the project, so that design amendments may be considered.

Please note: This drawing is not a conceptual drawing.



DETERMINED
PLAN



LOCATION PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
22 OCT 1993
REF 1007/93

Status
DESIGN
ARCHITECTS & PLANNING CONSULTANTS

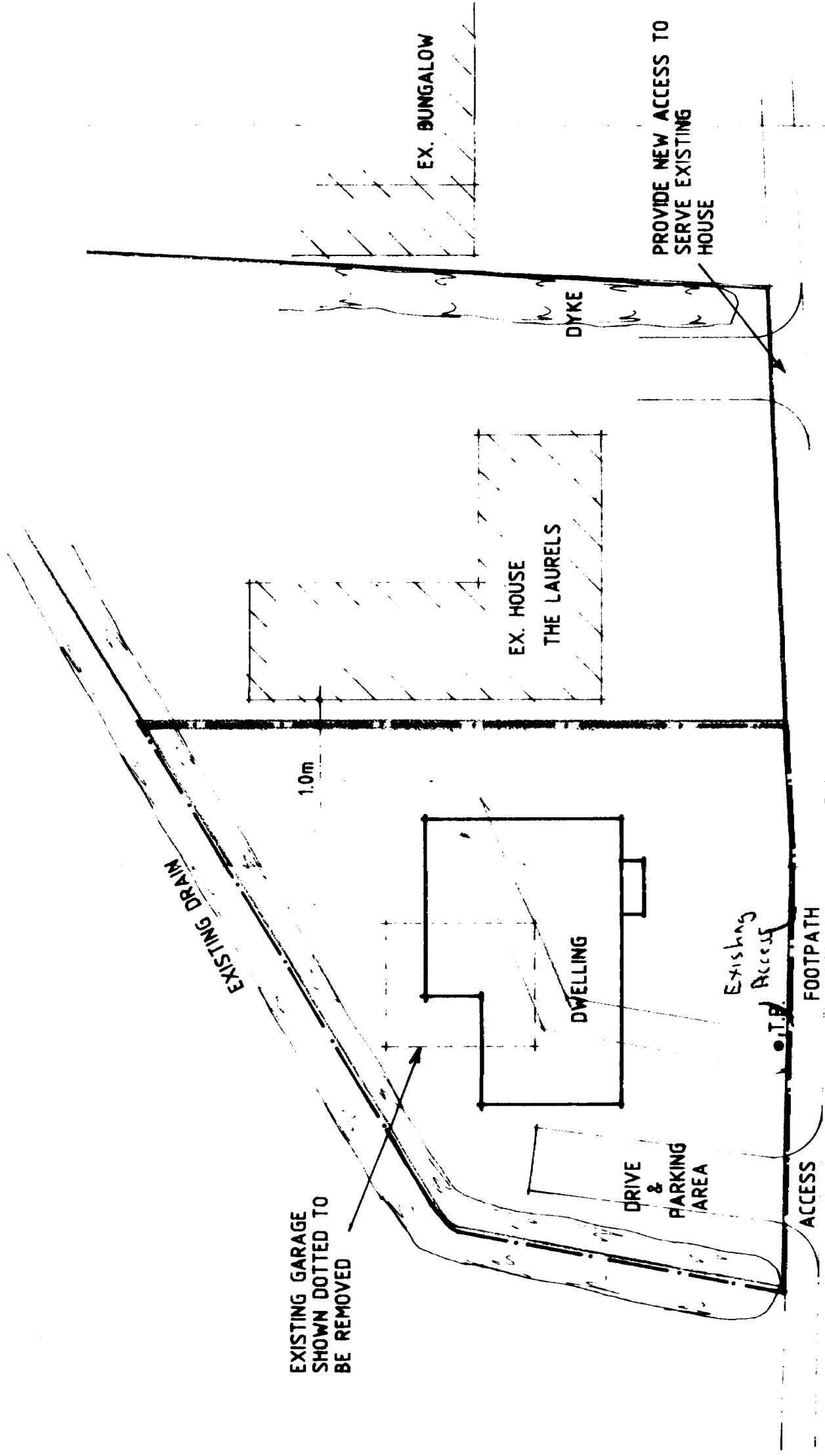
NOTE
THIS DRAWING IS AN
INDICATIVE LAYOUT ONLY

PROPOSED DWELLING ADJ.
THE LAURELS, MARRIOT'S
GATE, LUTTON FOR

MR. & MRS. I. KNIGHT.

1:200 1:2500 771739/1
SEPT-93 B.GILHAM.

Status House, 4 Prince Street,
Hoboken, N.J. 07030
Tel: 0408 24343 Fax: 0408 480702



MARRIOT'S GATE

SITE PLAN