

Burrell, Becky

From: Patman, Oscar
Sent: 26 January 2026 09:00
To: _planningadvice
Subject: FW: Consultation - H12-1121-25: VILLA FARM
Attachments: LUTTON TPO NO 1.pdf

Hi

Please may this be added to h12-1121-25 as 2TPO – Tree and Conservation Officer Comments

Many thanks
Oscar

Yours sincerely,

Oscar Patman | Planning Officer | **South Holland District Council**

DDI: 01775 764434

Mobile: 07780936027

www.sholland.gov.uk



Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Fairchild Fenton, Diane <DFairchild@sholland.gov.uk>

Sent: 23 January 2026 18:46

To: Patman, Oscar <Oscar.Patman@sholland.gov.uk>

Subject: FW: Consultation - H12-1121-25: VILLA FARM

H12-1121-25: VILLA FARM

As can be seen from the attached Tree Preservation Order, the proposal would appear to affect the Root Protection Area of at least one preserved tree and probably require some minor crown reduction too.

Firstly, it is strongly recommended that the access is moved to outside the Root Protection Area of any significant or protected trees.

Secondly if determined to pursue this Application as drawn; that the positions, canopy spreads and Root Protection Areas of all trees adjoining the proposed access are clearly shown to scale on a plan.

Root Protection Areas should be calculated using the method recommended in British Standard 5837:2012,
Trees in relation to design, demolition and construction– Recommendations.

Yours sincerely

Diane Fairchild Fenton (Mrs).
Trees and Nature Conservation Officer.
South Holland District Council
T: 01775 764483 after 10.00am.
E: dfairchild@sholland.gov.uk
www.sholland.gov.uk

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 23 December 2025 11:58
To: Fairchild Fenton, Diane <DFairchild@sholland.gov.uk>
Subject: Consultation - H12-1121-25: VILLA FARM

PLANNING CONSULTATION

Reference Number: H12-1121-25

Type: FULL

Proposal: Proposed Vehicular Access

Location: VILLA FARM LUTTON GARNSGATE

Applicant: Mrs J Williamson

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

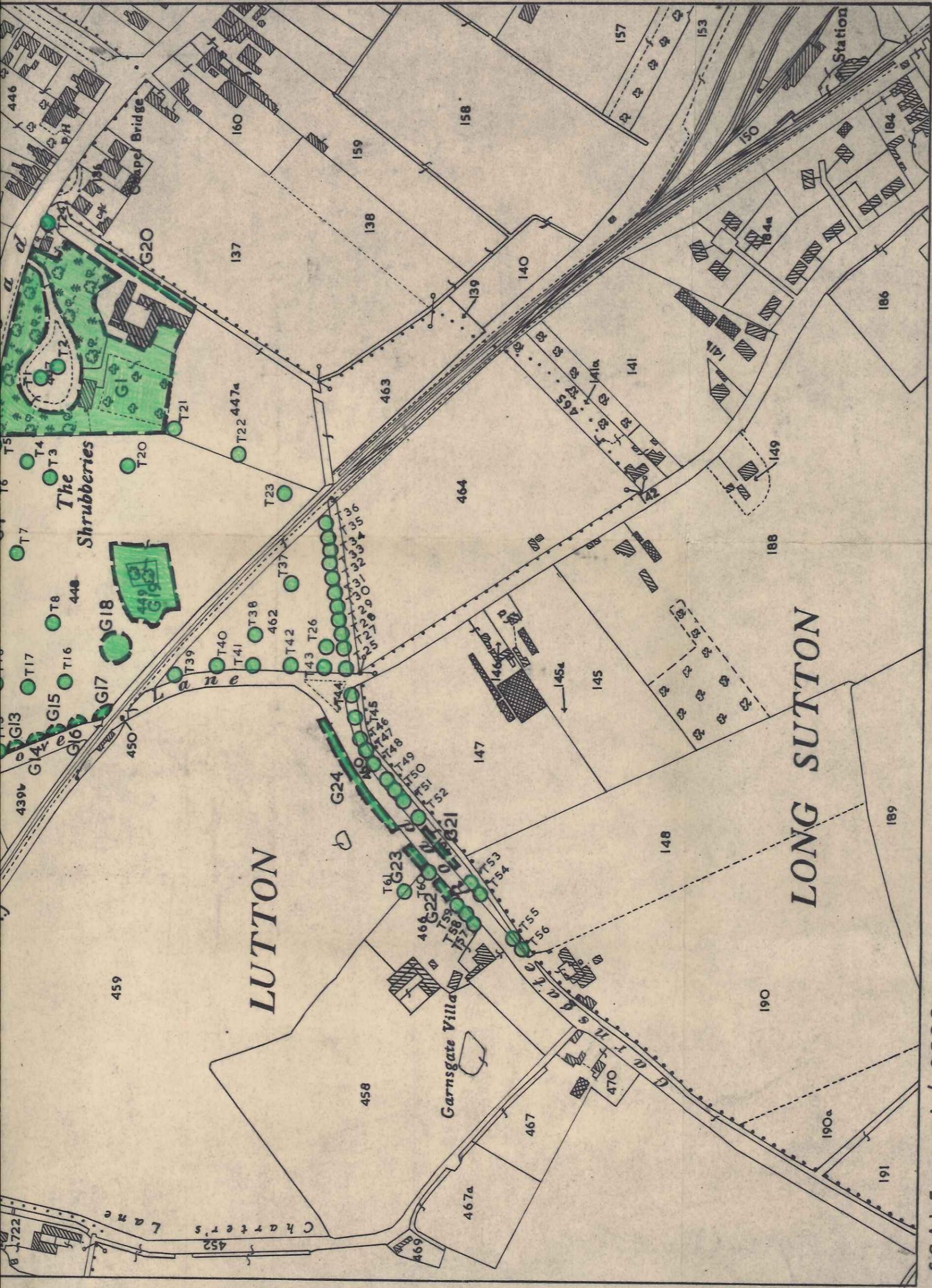
[Click here to view the application](#)

The deadline for submission of comments is **16th January 2026** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Oscar Patman** who is dealing with this application.

Note:

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.



SCALE 1 / 2500

O.S. SHEET Lincs CXXXVI.13.
(1931 EDITION REVISED)

LUTTON TREE PRESERVATION ORDER NO. I.

DATE. 1 JUNE 1959

R. N. WHISTON, A.M.T.P.I.
County Planning Officer.



COUNTY OF THE
PARTS OF HOLLAND,
LINCOLNSHIRE.

Town and Country Planning Act, 1947

Section 28.

Lutton
Tree Preservation Order No. 1.

1959.

THE COMMON SEAL of the)
HOLLAND COUNTY COUNCIL)
was hereto affixed this)
Tenth day of)
July 1959)
in the presence of :-)



O. B. Giles,

Chairman.

W. G. L. G. G. G.

Clerk.

853

p 6654

The Minister of Housing and Local Government hereby confirms the foregoing
Order subject to the modifications shown in red ink thereon.



Given under the official seal of the
Minister of Housing and Local Government
this *eighteenth* day of *September*
nineteen hundred and fifty-*nine*.

E. H. T. Wiltshire
Assistant Secretary, E. H. T. WILTSHIRE
Ministry of Housing and Local Government

Provided that no such order shall take effect unless it is confirmed by the Minister, and the Minister may confirm any order submitted to him for the purpose either without modification or subject to such modifications as he considers expedient.

(2) Where an authority submit an order to the Minister for his confirmation under this Section, that authority shall furnish the Minister with a statement of their reason for making the order and shall serve notice of the making of the order on the owner of the land, and on any other person who in their opinion will be affected by the order, and if within the period of 28 days from the service thereof any person on whom the notice is served so requires, the Minister shall, before confirming the order, afford to him and to the authority an opportunity of appearing before and being heard by a person appointed by the Minister for that purpose.

(3) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of those operations as has been carried out before the date on which the order was confirmed as aforesaid.

(4) Where a notice has been served in accordance with the provisions of sub-section (2) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Minister under sub-section (1) of this Section.

Supplementary provisions as to revocation and modification.

22. - (1) Where any person is affected by an order under the last foregoing Section, or by a notice served on him under sub-section (2) of the foregoing Section in a case where the order is not confirmed, then, if on a claim made to the authority within the time and in the manner prescribed by Article 9 of the Order it is shown that he has incurred expenditure in carrying out work which is rendered abortive by the revocation, or modification, or stay of operations, as the case may be, or has otherwise suffered loss or damage which is directly attributable to the revocation, modification or stay of operations, the authority shall pay to that person compensation in respect of that expenditure, loss or damage.

(2) For the purposes of this Section any expenditure incurred on matters preparatory to acting on the consent shall be deemed to be included in the expenditure incurred in carrying out that work, but except as aforesaid, no compensation shall be paid under this Section in respect of any work carried out in the period after the making of the Order and before the grant of consent which is revoked or modified, or in respect of any other loss or damage (not being loss or damage consisting of the depreciation in value of any interest in land) arising out of anything done or omitted to be done during that period.

(2) Where an application for consent under the Order is referred to the Minister under this section, the provisions of Articles 4 and 5 of the Order shall apply in relation to the determination of the application by the Minister as they apply in relation to the determination of such applications by the Authority.

Provided that before determining any such application the Minister shall, if either the applicant or the authority so desire, afford to them an opportunity of appearing before and being heard by a person appointed by the Minister for the purpose.

(3) The decision of the Minister on all applications referred to him under this Section shall be final.

Appeals to the Minister

16 - (1) Where application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions or where any certificate is given by the authority, then if the applicant is aggrieved by their decision on the application, or by any such certificate, he may, by notice in writing served within 28 days from the receipt of notification of their decision or certificate or such longer period as the Minister may allow, appeal to the Minister.

(2) When an appeal is brought under this section from a decision or certificate of the authority, the Minister may allow or dismiss the appeal or may reverse or vary any part of the decision of the authority, whether or not the appeal relates to that part, or may cancel any certificate and may deal with an application as if it had been made to him in the first instance, and the provisions of the last foregoing section shall apply, subject to any necessary modifications in relation to the determination of an application by the Minister on appeal under this section as they apply in relation to the determination by the Minister of an application referred to him under that section.

(3) Unless within two months from the date of receipt of an application for consent under the Order, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either

- (a) give notice to the applicant of their decision on the application; or
- (b) give notice to him that the application has been referred to the Minister in accordance with the directions given by him under the last foregoing section;

the provisions of sub-section (1) of this section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the expiration of the said period of two months or the extended period agreed upon as aforesaid, as the case may be.

Revocation or modification of consent under the Order.

21. - (1) Subject to the provisions of this section, if it appears to the authority that it is expedient that any consent under the Order granted on an application made in that behalf should be revoked or modified, they may by order revoke or modify the consent to such extent as appears to them to be expedient as aforesaid.

<u>No. on Map.</u>	<u>Description.</u>	<u>Situation.</u>
G22	Group Consisting of 3 Sycamore and 2 Lime.	North-west side of Garnsgate Road, Lutton.
G23	Group consisting of 2 Lime and 2 Sycamore.	"
G24	Group consisting of 12 Lime and 1 Horse Chestnut.	"

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority

- (1) to the cutting down, topping or lopping of any tree that is dying or dead or has become dangerous;
- (2) to the cutting down, topping or lopping of any tree -
 - (a) in compliance with an obligation imposed by or under an Act of Parliament;
 - (b) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act, 1908;
 - (c) in pursuance of the powers conferred by Section 24 of the Regulation of Railways Act, 1868;
 - (d) for the purpose of preventing or abating a nuisance;
 - (e) in the case of a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (f) by or at the request of an Electricity Board within the meaning of the Electricity Act, 1947, where such tree obstructs the construction by the Board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act, 1919 and the Electric Lighting Act, 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (g) where immediately required for the purpose of carrying out development authorised by a planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;

THIRD SCHEDULE

Provisions of Part III of the Act as adapted and modified to apply to this Order.

Reference of applications to the Minister.

15. - (1) The Minister may give directions to the authority requiring that any application for consent under the Order, or all such applications of any class specified in the directions, shall be referred to the Minister instead of being dealt with by the authority, and any such application shall be so referred accordingly.

(h) by or at the request of a River Board established under the River Boards Act, 1948, or a Drainage Board constituted or treated as having been constituted under the Land Drainage Act, 1930, where the tree interferes or would interfere with the exercise of any functions of the Board in relation to the maintenance, improvement or construction of water courses or of drainage works.

<u>No. on Map.</u>	<u>Description.</u>	<u>Situation</u>
T51	Elm	South-east side of Garnsgate Road, Lutton.
T52	Elm	"
T53	Sycamore	"
T54	Elm	"
T55	Pine	"
T56	Beech	"
T57	Sycamore	North-west side of Garnsgate Road, Lutton.
T58	Sycamore	"
T59	Sycamore	"
T60	Lime	"
T61	Oak	On boundary between O.S. Nos. 459 & 466, Garnsgate Road, Lutton.

Groups of Trees
(within a broken black line on the map)

<u>No. on Map.</u>	<u>Description.</u>	<u>Situation.</u>
G1	Group consisting of 80 Silver Birch, 55 Elm, 51 Yew, 27 Holly, 20 Willow, 14 Horse Chestnut, 12 Thorn, 8 Prunus, 6 Bay, 5 Laburnum, 4 Sycamore, 4 Sumac, 3 Lombardy Poplar, 3 Acacia, 3 Copper Beech, 3 Ash, 3 Oak, 2 Ginko, 2 Ornamental Acacia, 1 Fern Leafed Beech, 1 Japanese Maple, 1 Alder, 1 Laurel, 1 Holm Oak, 1 Wild Pear and 1 Hornbeam.	In the grounds of "The Shrubberies", Gedney Road, Lutton.
G2	Group consisting of 6 Lime.	South side of Gedney Road, Lutton.
G3	Group consisting of 6 Lime and 1 Thorn	"
G4	Group consisting of 6 Lime.	"
G5	Group consisting of 6 Lime.	"
G6	Group consisting of 4 Lime.	"
G7	Group consisting of 4 Lime.	"
G8	Group consisting of 4 Lime.	"
G9	Group consisting of 4 Lime.	"
G10	Group consisting of 4 Lime.	East side of Love Lane, Lutton.
G11	Group consisting of 4 Lime.	"
G12	Group consisting of 4 Lime.	"
G13	Group consisting of 4 Lime.	"
G14	Group consisting of 4 Lime.	"
G15	Group consisting of 4 Lime.	"
G16	Group consisting of 8 Lime.	"
G17	Group consisting of 4 Silver Birch, 2 Thorn and 1 Oak.	"
G18	Group consisting of 7 Lime.	In field O.S.No.448 east of Love Lane, Lutton.
G19	Group consisting of 383 Alder, 5 Willow, 5 Thorn, 3 Horse Chestnut and 1 Poplar.	In field O.S. No. 449 east of Love Lane, Lutton.
G20	Group consisting of 24 Poplar, 12 Elm, 1 Ash and 1 Elder.	On eastern boundary of grounds of "The Shrubberies", Gedney Road, Lutton.
G21	Group consisting of 7 Elm.	South-east side of Garnsgate Road, Lutton

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

<u>No. on Map.</u>	<u>Description.</u>	<u>Situation.</u>
T1	Wellingtonia	In the grounds of "The Shrubberies" Gedney Road, Luton.
T2	Holly	"
T3	Oak	In field O.S. No.448 south of Gedney Road, Luton.
T4	Oak	"
T5	Oak	"
T6	Elm	"
T7	Horse Chestnut	"
T8	Sycamore	"
T9	Elm	South side of Gedney Road, Luton.
T10	Elm	"
T11	Elm	"
T12	Elm	"
T13	Elm	East side of Love Lane, Luton.
T14	Elm	"
T15	Elm	"
T16	Walnut	In field O.S. No.448 east of Love Lane, Luton.
T17	Horse Chestnut	"
T18	Horse Chestnut	"
T19	Horse Chestnut	"
T20	Horse Chestnut	"
T21	Willow	In field O.S. No.447a south of "The Shrubberies", Luton.
T22	Oak	"
T23	Walnut	In field O.S. No.448 north of railway line.
T24	Elm	In grounds of "The Lodge", Gedney Road, Luton.
T25	Oak	On southern boundary of field O.S. No.462, Love Lane, Luton.
T26	Oak	In field O.S. No.462, Love Lane, Luton.
T27	Oak	On southern boundary of field O.S. No.462, Love Lane, Luton.
T28	Oak	On southern boundary of field O.S. No.462, Love Lane, Luton.
T29	Ash	"
T30	Ash	"
T31	Ash	"
T32	Ash	"
T33	Ash	"
T34	Oak	"
T35	Oak	"
T36	Oak	"
T37	Thorn	In field O.S. No.462, Love Lane, Luton.
T38	Walnut	"
T39	Elm	East side of Love Lane, Luton.
T40	Elm	"
T41	Elm	"
T42	Elm	"
T43	Elm	"
T44	Pine	South-east side of Garnsgate Road, Luton.
T45	Lime	"
T46	Sycamore	"
T47	Elm	"
T48	Elm	"
T49	Sycamore	"
T50	Sycamore	"

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) that the trees have an outstanding or special amenity value.

6. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

7. Subject to the provisions of this Order, any person who has suffered damage or has incurred expenditure in consequence of any refusal of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such damage or expenditure.

Provided that no compensation shall be payable in respect of damage suffered or expenditure incurred by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

8. In assessing compensation payable under the last preceding Article or under Section 22 of the Act as applied by this Order account shall be taken of -

- (a) any compensation or contribution which has been paid in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 28 of the Act or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act, 1943, and
- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

9. - (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority such service to be effected by delivering the claim at the offices of the authority addressed to the Clerk thereof or by sending it by prepaid post so addressed.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Minister, as the case may be, or where an appeal has been made to the Minister against the decision of the authority, from the date of the decision of the Minister on the appeal.

10. Any questions of disputed compensation shall be determined in accordance with the provisions of Section 110 of the Act.

11. Any person contravening the provisions of this Order is guilty of an offence under subsection (6) of Section 28 of the Act and liable on summary conviction to a fine not exceeding fifty pounds; and if in the case of a continuing offence the contravention is continued after conviction he is guilty of a further offence thereunder and liable on summary conviction to an additional fine not exceeding forty shillings for every day on which the contravention is so continued.

TOWN AND COUNTRY PLANNING ACT, 1947.

COUNTY OF THE PARTS OF HOLLAND, LINCOLNSHIRE

LUTTON TREE PRESERVATION ORDER NO. 1.

THE COUNTY COUNCIL OF THE ADMINISTRATIVE COUNTY OF THE PARTS OF HOLLAND LINCOLNSHIRE (in this Order called "the authority") in pursuance of the powers conferred in that behalf by Section 28 of the Town and Country Planning Act, 1947, and subject to the provisions of Section 13 of the Forestry Act, 1951, hereby make the following Order :-

1. In this Order -

"the Act" means the Town and Country Planning Act, 1947;
"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; a lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and
"the Minister" means the Minister of Housing and Local Government.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, or wilfully destroy or cause or permit the cutting down, topping, lopping or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees therein specified, the position of which trees and groups of trees is defined in the manner indicated in the said First Schedule on the map annexed hereto, which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3. An application for consent made to the authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4. - (1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon and any compensation awarded in consequence of such decision; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied -

Provided that on imposing any condition requiring the replacement of any tree, the authority shall if such condition relates to land in respect of which byelaws made by a river board or a drainage board restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws, and that any such condition has effect subject to the requirements of the river board or drainage board under those byelaws, and the condition shall have effect accordingly