APPLICATION NO. : .....

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0018/94 Received:12-JAN-94 Type:FULL

Name: Woodlands Hotel
80 Pinchbeck Road
Spalding
Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs

Description: Erection of marquee to provide hotel extension and extension to existing hotel entrance incl. details of car parking
Location : Woodlands Hotel 80 Pinchbeck Road
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 proposed development would result in serious detriment to the residential amenities of nearby dwellings as a result of increased levels of activity on the site and consequent increase in noise and general disturbance.

Director of Planning and Building Control Services
31-MAR-94 H16/0018/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0018/94

Date Registered 07 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

WOODLANDS HOTEL
80 PINCHBECK ROAD
SPALDING
LINCS

Tel. No. 0775 769933

NAME AND ADDRESS OF AGENT

(if form completed by agent)

JOHN D LYNCH PARTNERSHIP
MERCIA LODGE, 65 PINCHBECK ROAD
SPALDING
LINCS PE11 1QF
Tel. No. 0775 724187
(Personal contact name) M A CROKER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WOODLANDS HOTEL, 80 PINCHBECK ROAD, SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF MARQUEE TO PROVIDE HOTEL EXTENSION & EXTENSION TO EXISTING HOTEL ENTRANCE

Please complete

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

Signed ..... Date 11 JANUARY 1994 ....

pp John D Lynch Partnership

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 [ ] (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 pervious 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		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)	.22	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:	4.5	metres
(b) max. length:	19	metres
(c) max. width:	14.3	metres
D. Please state type and colour of materials for facing external walls:	RED FACING BRICK TO MATCH EXISTING.	
E. Please state type and colour of roofing materials.	BLUE & WHITE TENT STRUCTURE	
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

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

HOTEL

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:
Will there be—
Individual access(es)
New estate road

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

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	TO 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.	YES	➡ 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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H16/0419/93

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

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete 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 982.34 sq. m. Previous total gross floor space 759.54 sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ sq. m. Warehousing ☐ sq. m.

Other 222.8 sq. m. ➡ If so, please state use: HOTEL

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?	Office Staff	Industrial staff	Other 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.	N/A		
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	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	HOTEL		
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: 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)	SEE PLANS ADDITIONAL PARKING FOR 50 CARS AT TAYLORS AS SHOWN ON PLANS		
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)	APPROX. 60 CARS PER DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	DOMESTIC WASTE		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?	RAMPED ACCESS		

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 .....

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: TAYLOR'S OF SPALDING LTD

Address of owner at which notice was served:

83 PINCHBECK ROAD
SPALDING
LINCS PE11 1QQ

State Date notice served:

11.1.94

Signed pp John D Lynch Partnership (Applicant / Agent) Date 11.1.94

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 pp John D Lynch Partnership (Applicant / Agent) Date 11.1.94

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: H16/0018/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

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

Pan 14-1 Northern elevation not complete The Constraints are not same as for previous app!! effects consult Ce archaeology

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

Extra Consultations:

WP Note –
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	Plantation 78+81 Rubbish Pit	.....	Specify:

Case Officer : DC

Senior Officer Confirmed ..DC Date..17/1 Record

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by DL
Date 26/1

Site Notice posted by DL
Date 21/1
Expiry

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –
'Sims Pavial' - Caulfields	✓ DONE 24/1

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

COMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 7/11/3 .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

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

CONDITIONS/REASONS:

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 £NIL

Receipt No

Date first Rec'd 07 JAN 1994

Registration

Reference H16/0018/94

Cross-Ref

Date 10/1

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ NIL
Nil fee ☑
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet [illegible] OS Plots
Grid ref 5[illegible]

Ward R Parish [illegible]

Inside IBD [illegible] Inside LP area [illegible]

Linked to site Ref

Linked to property Ref [illegible]

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

[illegible]

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

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

H16/0018/94

FULL

Applicant: Woodlands Hotel
Tel: 0775 769933

Agent: John D Lynch Partnership
0775 724187

Description: Erection of marquee to provide hotel extension and extension to existing hotel entrance incl. details of car parking

Location: Woodlands Hotel
80 Pinchbeck Road
Spalding
Lincs

Valid date:	12-JAN-94	Terminal date:	09-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	19-JAN-94	Report deadline:	22-FEB-94
Inspected by	26-JAN-94	Agreed TD Ext:	
Extra contacts	02-FEB-94	Case Officer:	
Report if not clear by 16-FEB-94		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: .22 HA
Category: Extension
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 78 Pinchbeck Road	18-JAN-94	08-FEB-94
Owner/Occupier, 81 Pinchbeck Road	18-JAN-94	08-FEB-94
Owner/Occupier "Sans Peine"	24-JAN-94	14-FEB-94
Site/Press Advert MIN	25-JAN-94	15-FEB-94
Councillor Teale	18-JAN	25-JAN
DoT	18-JAN	01-FEB
Env. Services	18-JAN	01-FEB

A C C - No Comments - Trunk Road Jo CS

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

H16/0018/94

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Site/Press Advert MIN	21/~~25~~-JAN-94	~~15~~-FEB-94
Councillor Teale	18-JAN	25-JAN
DOT	18-JAN	01-FEB
Env. Services	18-JAN	01-FEB

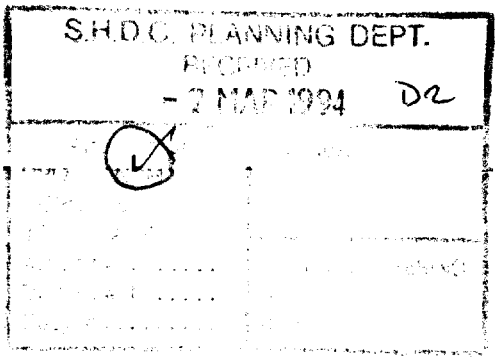
L.C.C. — No Comments — Trunk Road Jc 05 28/1/94

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

JDL/JW/1235

1st March 1994

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE



Dear Sirs

Re: Planning Appplication No: H16/0018/94
Proposed Marquee at Woodlands Hotel

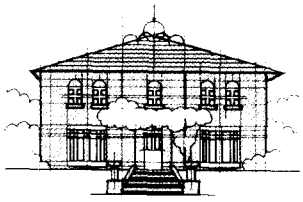
Following notification regarding the ownership of the land upon which the above proposals intends to have an overspill parking facility, we have been in discussions with Taylors and indirectly the British Rail Property Board.

I can advise that agreement with the owners has been reached and that we will be expecting written confirmation of this in due course. How swiftly this can be achieved is down to the B.R.P.B. For your information therefore I enclose a letter of confirmation from the Leaseholders to the B.R.P.B who have a 99 year lease over this land. This letter of confirmation establishes the right to park and it is hoped that this will enable you to determine the application before you.

Yours faithfully
pp John D Lynch Partnership

John D Lynch

Enc.



MERCIA LODGE, PINCHBECK ROAD,
SPALDING LINCOLNSHIRE PE11 1QE
TELEPHONE 0775 724187, FACSIMILE 0775 762212

Ron Stanley, FRIBA, Associate. TEL 0775 723639.

John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.

Trevor A. Clay, RIBA

VAUXHALL

TAYLORS of Spalding Ltd.

Cars and Vans, Sales, Service, Parts & Accessories

83 Pinchbeck Road,
Spalding,
Lincs, PE11 1QQ.
Tel: (0775) 723391 / 767461

Robert Turner
British Rail Property Board
Midland Region
Stanier House
10 Holliday Street
Birmingham
B1 1TG

25th February 1994

Dear Robert,

Further to our recent telephone conversation I have pleasure in confirming that we have now completed our new showroom and instead of only making good the tarmac on our property we have dug down and tarmaced the complete drive and also covered the area in front of the workshops.

Also as discussed we have agreed to Stuart Sturgis of the Woodlands Hotel opposite our garage using the land at the rear of our garage as an overspill car park if and when required.

Yours faithfully

Frank.

F.Thompson

General Manager/Director.

Directors: P. Taylor, D. Taylor,
J.T. Taylor, N. J. Taylor,
T. C. Taylor, F. Thompson.

Company No. 452001
VAT No. 119 6132 78
Reg. Office: Sleaford Road, Boston.

Mr F Davis,
81 Pinchbeck Road,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H16/0018/94

31 Jan 1994

Dear Sir,

EXTENSION TO WOODLANDS HOTEL, SPALDING.

Further to our recent telephone conversation. This is to confirm that the submitted application includes the use of Taylors garage access and an area of land to the rear of your property. The access and parking area will cater for a minimum of 50 car parking spaces to cater for guests using the proposed marquee. I shall be taking up the matter of British Rail ownership of the access with the applicants.

I hope this is of assistance, and look forward to receiving your written observations within the consultation period.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

John D Lynch Partnership,
Mercia Lodge,
Pinchbeck Road,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H16/0018/94

MAC/JW/1235

31 Jan 1994

Dear Sir,

MARQUEE EXTENSION, WOODLANDS HOTEL, SPALDING.

With reference to the above application. I have been advised that the access leading to the overspill car park at the rear of Messrs Taylors garage is owned by British Rail. If this is the case it will be necessary for the relevant notice to be served on British Rail and the appropriate certificate to be submitted.

I would request that you take the appropriate steps as soon as possible.

Yours faithfully

N Midleo
Principal Planning Officer
Development Contro'

81 Pinchbeck Road
Spalding
Lincs. PE11 1QF

4 February 1994

Brian Smith
Director of Planning
South Holland District Council
Spalding
Lincs. PE11 2XE

Dear Sirs

WOODLANDS HOTEL
APPLICATION FOR PLANNING PERMISSION H16/0018/94

Further to your recent communication; please be advised that the land area subject of the above application is believed to be owned by British Rail.

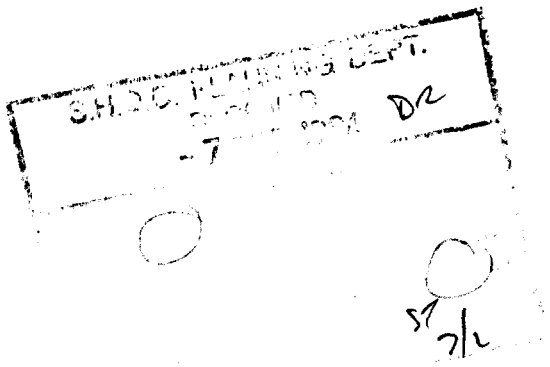
It trust that they have been served with the statutory notice as required under the Planning Acts.

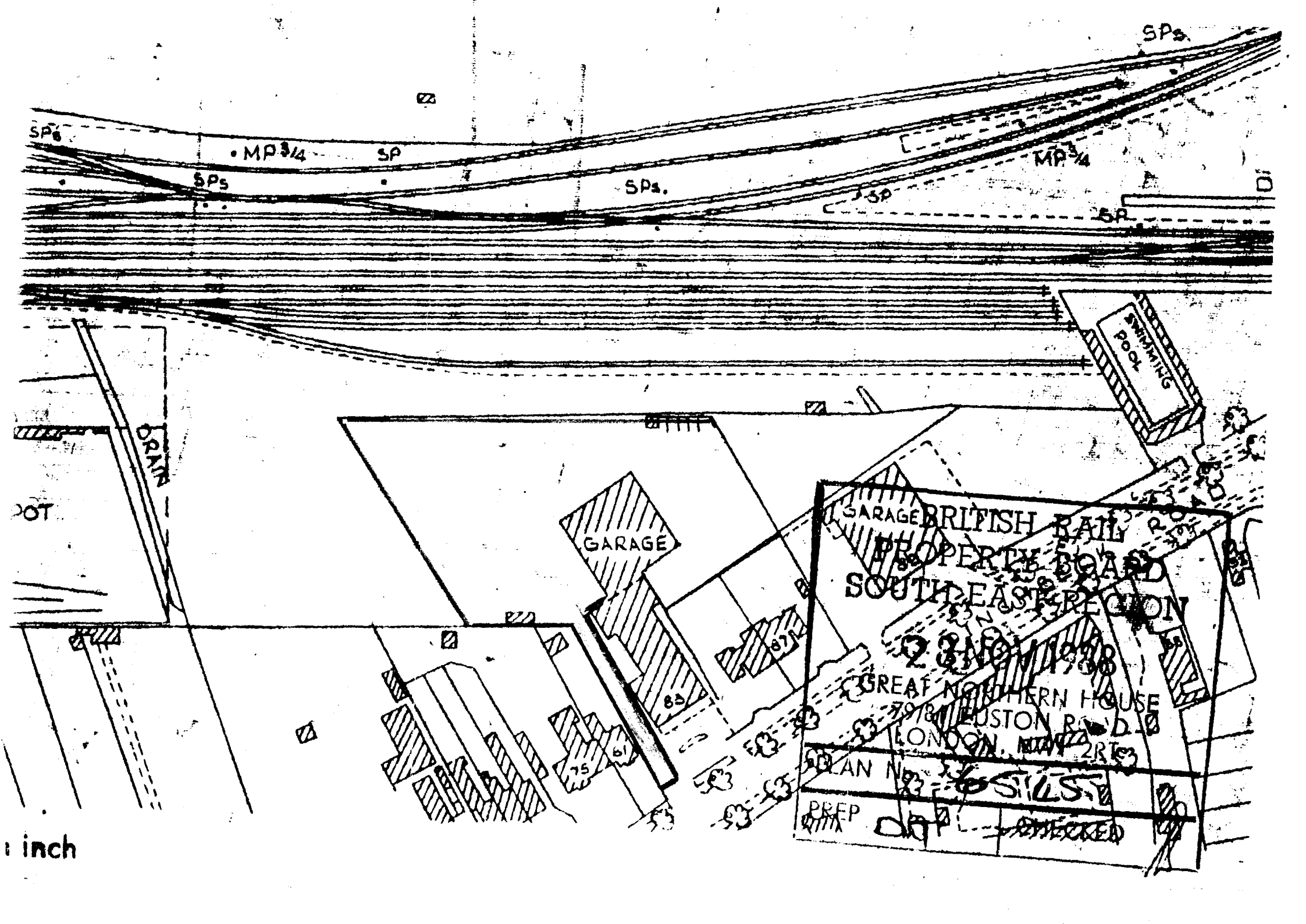
Attached is an extract from the plan supplied by British Rail in connection with our own property (for information only).

Yours faithfully

Fred Davis

FRED DAVIS




SPs
MP¾
SP
SPs
SPs.
MP¾
SP
SR
SWIMMING POOL
DRAIN
GARAGE
GARAGE
BRITISH RAIL
PROPERTY BOARD
SOUTH EASTERN REGION
2310 M1936
GREAT NORTHERN HOUSE
79/81 EUSTON ROAD
LONDON, NW1 2RT
PLAN No. 6S1LS
PREP
CHECKED
85
87
75
61
79

1 inch

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 28.1.94

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/0018/94
Marquee extension, Pinchbeck Road

I refer you to my previous memorandum (H16/0419/93) of the 28th May, 1993 and whilst the 3m screen walling should afford improved protection to the dwelling, the degree of amenity loss will be dictated by the type and scale of function, hours and period of use.

Without data on typical noise levels from such uses it is not possible to make an objective assessment but if the facility was to be permanent then a building extension would better protect the amenity of the adjoining property.

for Director of Environmental Services

Spoke to J.C. 16/3. Re-worded draft Agenda re complaints.

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1994 DR

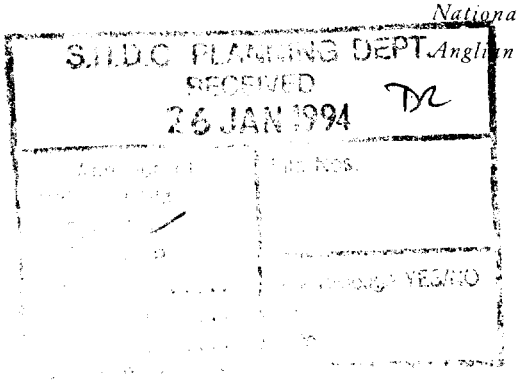
Our Ref: 94/1/SH/0025

NRA

National Rivers Authority
Anglian Region

Date: 24th January 1994

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



Dear Sir,

Planning Application No. H16/0018/94

PROPOSAL: **ERECTION OF MARQUEE TO PRIVIDE HOTEL EXTENSION & EXTENSION TO EXISTING HOTEL ENTRANCE**
LOCATION: **WOODLANDS HOTEL, 80 PINCHBECK ROAD, SPALDING**
APPLICANT: **WOODLANDS HOTEL**

I refer to your consultation received on 24th January 1994.

This Authority has no objection to the proposed development, as submitted.

Yours faithfully

R.Morgan
Planning Manager

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

VAUXHALL

TAYLORS of Spalding Ltd.

Cars and Vans, Sales, Service, Parts & Accessories

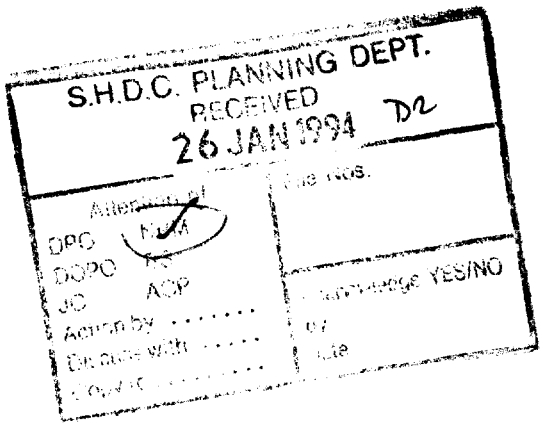
83 Pinchbeck Road,
Spalding,
Lincs. PE11 1QQ.
Tel: (0775) 723391 / 767461

To whom it may concern.

This is to certify that we have agreed to Stuart Sturgis of the Woodlands Hotel Pinchbeck Road Spalding to use our rear garage car parking area whenever he wishes for any quests parking etc.

Signed.... J Thompson

General ~~Manager~~/Director.



Directors: P. Taylor, D. Taylor,
J.E. Taylor, N. J. Taylor,
L. C. Taylor, E. Thompson.

Company No. 452001
VAT No. 119 6132 78
Reg. Office: Sleaford Road, Boston.

Tel. (0775) 768329

21 Cross Street,
Spalding,
Lincs.
PE11 2YQ.

21st January 1994.

Dear Sir,

Planning Application No. H16/0018/94
Applicant:- Woodlands Hotel.

I thank you for your communication received regarding the above.

I would like this application to be placed before the Planning Committee, and for the following points to be taken into consideration.

1. The noise from a marquee would seriously intrude upon the privacy of nearby residents.

2. I am worried about the increased traffic that an extension would bring, especially as one of the immediate neighbours is the Chappell Centre.

3. We, as a Council, are working very hard to improve the visual impact of the outskirts of Spalding in an effort to encourage people to stop and shop here. I do not think that a marquee as a permanent extension to this beautiful building will do anything to enhance our efforts or, indeed, the building.

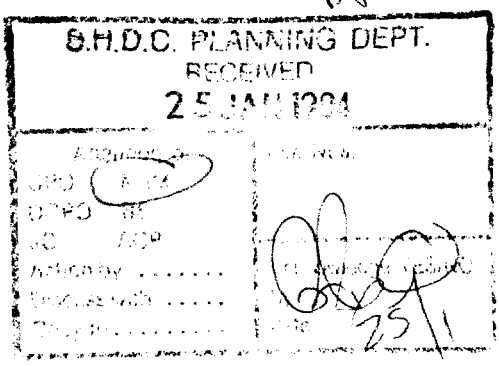
Yours sincerely,

Amy J Teale

Amy J. Teale.
(Ward Member)

Planning Department
South Holland District Council,
Spalding, Lincs.

OR-

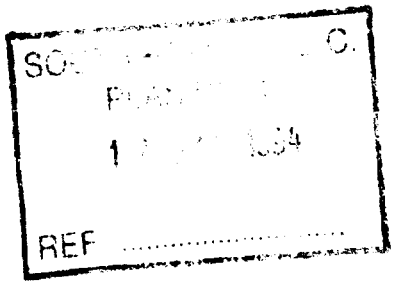


JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

MAC/JW/1235

11th January 1994

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



Attn Mrs Lowe

Dear Mrs Lowe

Re: Woodlands Hotel, Pinchbeck Road, Spalding,

Following your notice of invalid planning application dated 11-1-94 (Application no H16/0018/94) and our subsequent telephone conversation today, we confirm that we wish the car parking to be part of this application and therefore enclose the following drawings and documents:-

1 copy of your letter dated 11th January 1994
3 copies drawing no 1235 AK/2(1) with the additional parking outlined and shaded in blue on the location plan
4 copies of the revised application forms

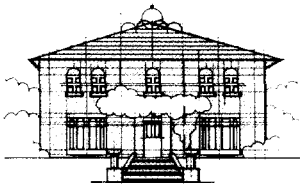
We would be grateful if you would substitute the revised application forms from those previously submitted.

We hope this is now in order but if you have any queries please do not hesitate to contact me.

Yours sincerely
pp John D Lynch Partnership

Mark A Croker

Encs.



MERCIA LODGE, PINCHBECK ROAD,
SPALDING LINCOLNSHIRE PE11 1QF
TELEPHONE 0775 724187, FACSIMILE 0775 762212

Ron Stanley, FRIBA, Associate. TEL 0775 723639.

John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA

BRIA[illegible]MITH Dip TP MRTPI
Dir[illegible]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: H16/0018/94

Applicant: Woodlands Hotel
80 Pinchbeck Road
Spalding
Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs

Description: Erection of marquee to provide hotel extension and extension to existing hotel entrance

Location: Woodlands Hotel
80 Pinchbeck Road
Spalding
Lincs

SOUTH [illegible] D.C.
[illegible]
12 [illegible] 1994
REF Valid

Type: FULL

Date received: 07-JAN-94

11-JAN-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Please confirm if you wish the car parking to be part of this application. If so, please outline on plan. Three copies returned for your use. You may also need to amend the Ownership Certificate in this case.

Please return the additional copy of this letter with your reply. If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed. If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

MAC/JW/1235

15th November 1993

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

SOUTH HOLLAND D.C.
PLAN DEPT.
07 JAN 1994
REF ...0018/94...

Dear Sir

Re: Erection of Marquee and Hotel Entrance Extension at the Woodlands Hotel, 80 Pinchbeck Road, Spalding, Lincs

We wish to make a revised application for Full Planning Permission for the above development and therefore enclose for your information the following drawings and documents:

4 copies Planning Application
4 copies drawings No's 1235 AS/1, AS/2, AK/1, AK/2

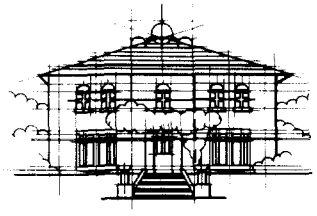
This application is related to the previous refused submission H16/0419/93 and therefore no fee is enclosed.

We hope this is in order but if you have any queries please do not hesitate to contact us.

Yours faithfully
pp John D Lynch Partnership

Mark A Croker

Encs.



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

Ron Stanley, FRIBA, Associate. TEL 0775 723639.

JOHN LYNCH
partnership
CHARTERED
ARCHITECTS

JDL/JW/1235

7th January 1994

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

SOUTH HOLLAND D.C.
PLAN DEPT.
07 JAN 1994
REF 0018/94

Attn Mr N Midlen

Dear Nigel

Re: Woodlands Hotel, Pinchbeck Road, Spalding

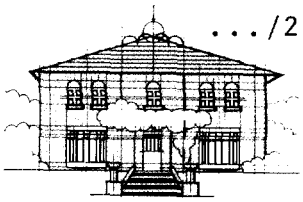
You will recall our meeting with Stuart Sturgess at your office to discuss ways in which his proposed marquee extension could be adapted to try to address the perceived problems of the site and its location. Over the past few months this process has been continuing.

Clearly the major issue was the objection by the neighbour Mr Smith who was primarily concerned about the noise and nuisance aspects in such close proximity to his dwelling. I have been meeting Mr Smith on a regular basis and he has been most helpful in identifying the problems as he saw them and upon which we have acted to revise the proposal.

Firstly to draw the activity away from Mr Smith's side of the property we have created a new entrance cloakroom and assembly area which is intended to be the principal external access to the extension. Without doubt this improves the scheme and makes the operational prospects much more flexible.

Secondly, we have constructed a 3 metre min height brick wall to enclose the patio and carried it across the front of the extension. This is designed specifically to prevent intrusive noise reaching Mr Smith's property and will significantly improve the conditions which currently exist.

.../2..



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA
Ron Stanley, FRIBA, Associate. TEL 0775 723639.

Mr N Midlen 7th January 1994

It is envisaged that the patio will be the external space for photographs for wedding parties replacing the garden at the rear. Clearly an attractive area can be created within this patio garden.

The other requirements regarding parking are as before with formal agreements entered into with Taylors.

Mr Smith has helped us to replan this layout and believes it will significantly improve his property with the permanent brick structure and reduced noise levels. Whether these are sufficient to encourage him to support the application remains to be seen in the Planning Process. What we can say is that we have listened carefully to the points which he has made, addressed them to the benefit of his property and have gone a very long way to change the proposals in our attempts to reach accommodation.

We would therefore request that the application should now be considered by yourselves and the committee.

Yours sincerely
pp John D Lynch Partnership

pp John D Lynch

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: H16/0018/94

Applicant: Woodlands Hotel
80 Pinchbeck Road
Spalding
Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs

Description: Erection of marquee to provide hotel extension and extension to existing hotel entrance incl. details of car parking
Location: Woodlands Hotel 80 Pinchbeck Road
Spalding Lincs

Type: FULL

06-APR-94

Dear Sir/Madam,

PLANNING APPLICATION

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

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

K, N & V Ashington
"Sans Pareil"
1 Castlefields
Spalding
Lincs. PE11 1QS

Maples & Son Agents
23 New Road
Spalding
Lincs.

R Britton
The Folly
9 Castlefields

Mrs H Holloway
3 Castlefields

E & E N Plummer
8 Castlefields

F & J Davis
81 Pinchbeck Road
Spalding

D Farquharson
2 Castlefields

R & Mrs M Peck
4 Castlefields

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H16/0018/94 Received:12-JAN-94 Type:FULL

Name: Woodlands Hotel
80 Pinchbeck Road
Spalding
Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs

Description: Erection of marquee to provide hotel extension and extension to existing hotel entrance incl. details of car parking
Location : Woodlands Hotel 80 Pinchbeck Road
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 proposed development would result in serious detriment to the residential amenities of nearby dwellings as a result of increased levels of activity on the site and consequent increase in noise and general disturbance.

29-MAR-94 AD check.....A.3/3...

Authorised to issue (inc Delegation).....A.....

CONFIRMATION OF FAX

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

DR

DEPT.

Our Ref: RWL/JT

Your Ref:

Date: 16th March, 1994

Dear Sirs,

re: Planning Application H16/0018/94
Woodlands Hotel

We refer to our letters of the 3rd and 21st February in connection with the above.

Our client Mr. Roy Smith owner of the adjoining property 78 Pinchbeck Road Spalding has now had a meeting with Mr. Ridgeway and Mr. Chapman of Environmental Health and also your Mr. Roberts.

We understand that there is some confusion as to exactly what we are referring to in our letters when we use the expression "noise".

The noise complained of is not merely general talking but also covers music. Not merely "light background music" but music from discos at functions. The noise complained of in our letter of the 21st February was almost entirely disco noise.

As you will appreciate any form of music through a marquee is quite unacceptable in a residential area.

We also understand you have asked for further explanation in connection with the proposed car parking arrangements.

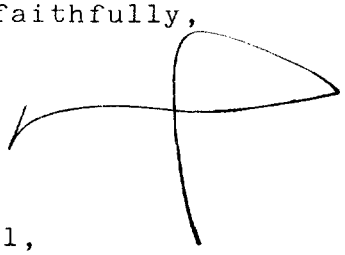
To the best of our client's knowledge the area of parking referred to is at the garage across the road where there is a compound. That compound is shut by locked gates at 6 p.m. every evening. The garage clearly has to make it secure to avoid theft from its own premises.

Finally we would mention that we are writing this letter notwithstanding that following the incident on Saturday the 19th February the owner of the hotel advised our client

This firm is regulated by the Law Society in the conduct of investment business

that he was withdrawing the application as he appreciated the problems with the noise.

Yours faithfully,



South Holland District Council,
Planning & Building Control Department,
Council offices,
Priory Road,
SPALDING.

TO BE FAXED THROUGH TO 710772

C.C. Mrs. A.J. Teale
Mr. R. Smith

OBJECTION

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
[illegible]

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706-Spalding
Telephone (0775) 722261
Fax (0775) 767525

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAR 1994 DR

Our Ref: RWL/JT

Date: 16th March, 1994

LATE OBS: Offr RE..... Date 17/3.
Salient points highlighted ✓

Dear Sirs,

re: Planning Application H16/0018/94
Woodlands Hotel

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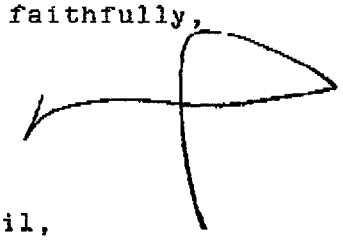
This firm is regulated by the Law Society in the conduct of investment business

LATE Comobs

Continuation Sheet (2) 16th March, 1994

that he was withdrawing the application as he appreciated the problems with the noise.

Yours faithfully,



South Holland District Council,
Planning & Building Control Department,
Council offices,
Priory Road,
SPALDING.

TO BE FAXED THROUGH TO 710772

C.C. Mrs. A.J. Teale
Mr. R. Smith

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
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23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: RWL/JT

Your Ref:

OBJECTION

Date: 21st February, 1994

Dear Sirs,

re: Application No. H16/0018/94
Woodlands Hotel

We thank you for your letter of the 8th February and would advise you that on Saturday the 19th February a further wedding reception was held at the property.

The noise from this was quite intolerable and after an unsuccessful attempt to get the noise reduced our client had no alternative but to call the police who, we understand, managed to get the noise reduced to less intolerable levels at roughly 11.30 p.m.

We regret this is yet another case that shows that the holding of functions in a basically residential area is quite intolerable for adjoining residents.

This is the most recent in a long running series of events of this nature and we trust it will be borne in mind by the Planning Committee when considering the current application.

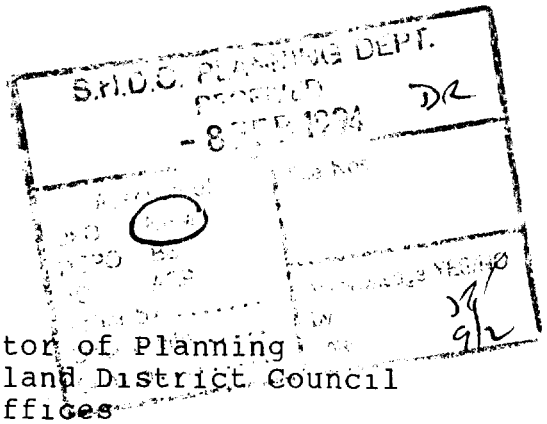
Yours faithfully,

South Holland District Council,
Planning and Building Control Department,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.

C.C. Mrs. A.J. Teale
Mr. R. Smith

S.H.D.C. PLANNING DEPT.
RECEIVED
23 FEB 1994 DC

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R. Britten
The Folly
9 Castlefields
SPALDING
Lincs
PE11 1QS

7th February 1994

The Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

OBJECTION

Dear Sir

Application No. H16/0018/94
Application for the permanent erection of a marquee at the Woodlands Hotel, 80 Pinchbeck Road Spalding

I understand that you have received a planning application for the permanent erection of a marquee as an extension to the banquetting suite at the Woodlands Hotel. As a resident of Castlefields which is in close proximity to the Woodlands Hotel, I must protest at this proposal.

There are a number of aspects surrounding this application which give me considerable cause for concern.

THE SUBMISSION PROCEDURE

1. The statutory notice was pinned to the Hotel noticeboard for only 48 hours thus denying members of the public adequate notice of the proposal. (My wife and I pass the premises 2 or 3 times every day).

2. All residents of Castlefields should have received notification of the application in view of the very considerable change that this proposal would make to the area.

3. The area plan submitted with the application does not show the Castlefields development which was completed 8 years. The omission of this information could mislead both interested members of the public and the members of the planning committee in their deliberations.

DEVELOPMENT POLICY IN PINCHBECK ROAD AND THE CONSERVATION AREA

It is appreciated that the conservation area does not extend as far as the Woodlands Hotel in Pinchbeck Road, nevertheless the character of this attractive entrance into Spalding should be preserved and over the years councillors have defended the area against unattractive development. The Castlefields development of individual low density properties is a good example. Despite modest commercial development the area remains essentially residential and should remain so for many years to come.

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
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David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: RWL/JT/HD

Your Ref:

Date: 3 February, 1994
Dct 2 February, 1994

Dear Sirs,

Re. Planning Application: H16/0018/94.

Woodlands Hotel.

OBJECTION

We are instructed by Mr. L.R. Smith of 78 Pinchbeck Road in connection with the above Application.

You will recall that we acted for Mr. Smith in connection with Planning Application: H16/0419/93 and would refer you to our letter of the 2nd June, 1993.

As you will be aware, over recent years there have been numerous problems between Woodlands Hotel and our client. These relate to failure on the part of Woodlands to comply with Undertakings as to fencing, as well as noise and fumes emanating from the property - in particular from summer weddings and barbecues. Acute problems were caused two summers ago when a number of wedding receptions were conducted in a marquee.

Since the refusal of Planning Application: H16/0419/93 Woodlands' Architect, J.D. Lynch Esq., had attempted to negotiate with Mr. Smith but has to date not been able to produce any plan which in any way ameliorates the problems which would be caused to our client should this Application be granted.

We must therefore reiterate our clients objections in the strongest possible terms :-

1. Noise.

Our client already suffers a certain amount of background noise from the Hotel and this is still an inconvenience. Our client appreciates that Woodlands have on occasions tried to lessen this but the fact of the matter is, if there is a party in the dining room, noise reaches our client's property - our client's bedroom is very close indeed to the boundary of the property. Our client has tolerated this but cannot countenance any further increase in noise. Use of the outside patio or a marquee would significantly increase the amount of noise.

Continued...

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The purpose of the Application is to enable Woodlands to deal with "functions". Quite clearly, people expect to enjoy themselves at functions and the level of noise would be considerable. Bearing in mind that functions often continue past normal licencing hours, the noise could well continue until after midnight.

There really can be no justification whatsoever for the construction of a marquee so close to residential premises. The very nature of construction of a marquee is such that noise levels will be considerably greater than from a building of standard construction. There is already more than sufficient noise through walls of standard construction - through a marquee when parties are in progress it would be quite intolerable.

2. Positioning.

Quite clearly, the positioning of the marquee would "crowd" our clients property which has already suffered considerably from the presence of the existing extension. It is quite intolerable that a large marquee should be erected within some 40' of our clients bedroom window.

3. Over Development of the Site.

This site was originally a private house. It was converted into a small Hotel and has now been extended to provide additional rooms and a dining area. In its inception, it was a small private Hotel catering mainly for residents and dinner guests. Such a User would broadly be considered to be capable of existing in this location without undue detriment to the residential area provided that noise level - such as light background music - are kept within bounds. However attractive "functions" may be to the Hotel, there is no doubt that the level of noise would vastly be increased and this is quite intolerable in a residential area.

Moreover, in visual terms, a marquee in a residential area would be an abhorrence.

4. Road Safety.

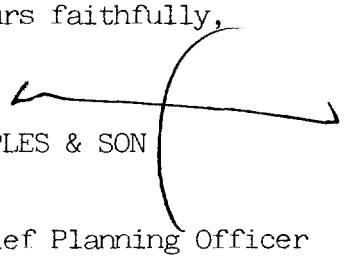
Quite clearly, the number of cars being used would vastly increase and it is has to be doubted whether there is sufficient parking within the precincts of the Woodlands Hotel itself. We understand it is suggested that informal arrangements have been made for parking across the road - our client has some doubts as to whether these really exist and in any event, any such arrangements could be determined by the owner of that property at will leaving a considerable parking problem in this already over-congested area of the town.

Continued...

Continuation .2.

We trust this letter will be placed before the members of the Planning Committee and that they will be urged to reject the Application.

Yours faithfully,



MAPLES & SON

Chief Planning Officer
Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
7 FEB 1994 Dc

3 Castlefields,
Pinchbeck Road,
Spalding,
Lincs., PE11 1QS
Tel. 0775 760690

6:2:94

Mr. B Smith (Y)
Planning Director
Council Offices
Spalding

OBJECTION

Dear Sir

Application No. 1116/0018/94
WOODLANDS HOTEL

Having seen the application for a permanent marquee to be erected at the above hotel I feel I must write to strongly oppose this.

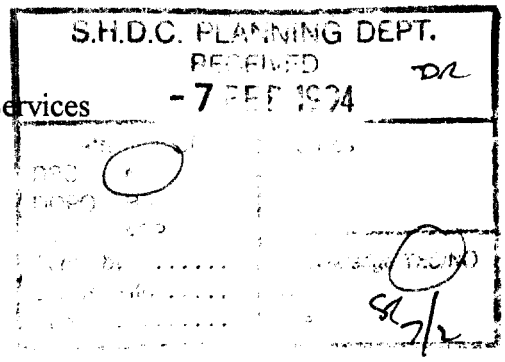
Just of all I note, to my astonishment, the plan does not show our 15 homes erected in Castlefields seven or eight years ago - let alone the Castlefields Sports Complex - & therefore a wrong impression is given to the nearness of our dwellings.

The marquee proposed is not even in keeping with the hotel building - in no way, if it looks a permanent, well

OBJECTION

4 Castlefields
Spalding
PE11 1QS

4 February 1994



Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
South Holland District Council
Priory Road
Spalding
PE11 2XE

Dear Mr Smith

Ref: APPLICATION NO. H16/0018/94

WOODLANDS HOTEL, SPALDING

We wish to oppose plans for a marquee to be erected as outlined by the above application, submitted by Woodlands Hotel.

Our objections to this plan at the above location are:-

1. It will be an infringement on the amenities, and close proximity to residential properties in Castlefields and Pinchbeck Road.

2. The marquee to be erected does not blend in with existing buildings.

3. The building will not be constructed to ensure it is sound-proof and will cause unnecessary noise pollution and inconvenience to a wide residential area when functions, particularly with music, singing and dancing are held, especially late in the evenings.

4. There is inadequate car parking facilities at the Hotel and it is doubtful if more than approximately 30 cars can be accommodated at any one time within the Hotel grounds and the number of 60 cars quoted on the plan is disputed.

5. The 50 cars directed to the overflow car park at Taylors Garage on the opposite side of the road will cause an additional hazard to all road users and pedestrians on an already busy road especially during the hours of darkness or without proper supervision. The application does not state the hours and times Taylors Garage will permit parking. This will result in Hotel visitors leaving their vehicles in Castlefields and Pinchbeck Road to the inconvenience and frustration of local residents, particularly when damage to property is caused.

6. There is little or no improvement in the above numbered plan to the previous planning application rejected in 1993.

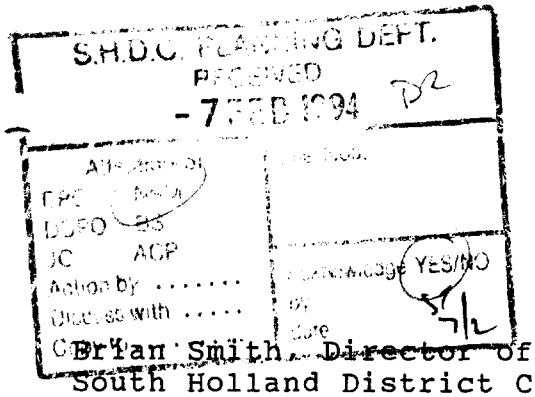
7. The current plan presented for approval omits to show the residential properties in Castlefields and could be misleading when the application is considered by the Planning Authority.

Will you please acknowledge receipt of this letter.

Yours sincerely

R G PECK

(MRS) M PECK



Sunrise Guest House
81 Pinchbeck Road
SPALDING PE11 1QF

7 February 1994

Brian Smith, Director of Planning
South Holland District Council
Priory Road
SPALDING PE11 2XE

OBJECTION

Dear Sirs

WOODLANDS HOTEL
APPLICATION FOR PLANNING PERMISSION H16/0018/94

We wish to **OBJECT** to the above application on the grounds of:

1. Noise
2. Car Parking Arrangements

For reference, our house is situated opposite the Woodlands Hotel and alongside the access road to the proposed parking area.

NOISE

1. The marquee is constructed of materials which will not attenuate noise to an acceptable level.

2. The noise of functions held within the existing hotel facilities has not been fully controlled in the past. I believe the police have attended on previous occasions to ask them to stop causing a disturbance.

3. The numbers of people and the proposed car parking arrangement will cause increased noise from traffic movements, car doors, and general hullaballoo when outside of the hotel confines.

Movements of people and cars adjacent to our own guest house will be detrimental to visitors to Spalding staying with us, who enjoy the quiet facilities we offer.

CAR PARKING

1. Legal Requirements

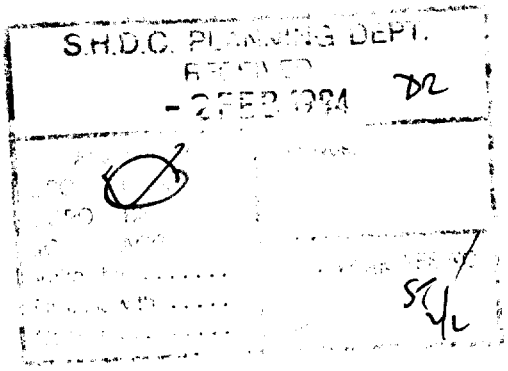
We have an Agreement with British Rail, as owners of the access road, which has not been considered within this proposal.

2 CASTLEFIELDS, SPALDING,
LINCOLNSHIRE, PE11 1QS

1st February 1994

OBJECTION

The Director of Planning & Building Control Services
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



Dear Sir

RE: BUILDING APPLICATION No H16/0018/94

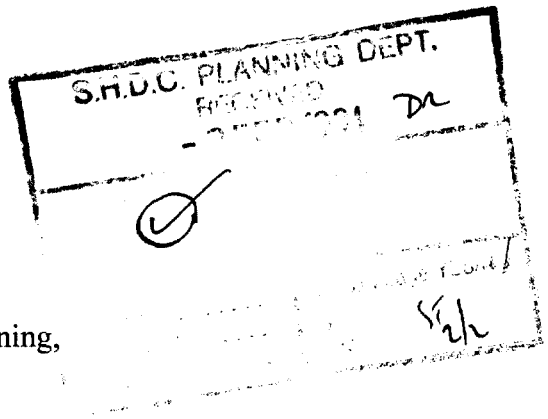
With reference to the above application, I wish to register my objection to the erection of a marquee extension to the Woodlands Hotel.

I consider that the proposed building would be detrimental to the local amenities in as much as, in the chosen location, it would stick out like a sore thumb and, when in use, would be an additional source of noise and indirectly liable to cause parking problems owing to the isolation and distance from the hotel of the proposed parking site.

By nature of its construction a marquee is of poor sound insulation and since its usage will be for functions, it will be most often used at weekends and at evening and night times.
It is inappropriate for a construction of such potential nuisance to be positioned so closely adjacent to a quiet residential area.

Yours faithfully

D K Farquharson



K. J. Ashington,
"Sans Pareil",
1 Castlefields,
Spalding,
S. Lincs.
PE11 1QS

28th January, 1994

Mr. B. Smith,
Director of Planning,
Council Offices,
Spalding,
PE11 2XE

OBJECTION

Dear Sir,

Application No. H16/0018/94
Applicant: Woodlands Hotel, 80 Pinchbeck Road

I thank you for your letter of 24th January, 1994 informing me of planning permission being sought by Woodlands Hotel for the erection of a permanent marquee to provide a further extension.

I regret, I must register strong objection to any significant extension to my neighbours entertainment activities.

1. The John Lynch site plan AK/2 shows the proposed permanent tent superimposed upon a plan that must be 20 years old. In consequence, it does not show the proximity or even existance of Castlefields, not to mention the Swimming Baths, Leisure Centre, or BMX track. Furthermore the axis of the running track is also out of its present alignment thus giving the impression of misleading presentation of fact. I fail to notice mentioned on Mr. Lynch's plans of any form of flooring in the tent a feature that must be of interest to the neighbours when considering the effects of:-

2. The sole purpose of the Blue and White Marquee is to provide a substantial increase in the Hotel's business of wedding or other such celebratory receptions not normally noted or remembered for the behavioural reticience of guests.

   I cannot believe that anyone would want me to accept that the noise quite normally associated with such occasions, could possibly be contained within the confines of a tent. The noise to which I refer is, of course, the raised voices of a large number of partially intoxicated guests (up to 250 if I am to believe the advertisment currently displayed in the Hotel entrance). It is not difficult to believe that this noise might be rendered insignificant by the "musical" accompaniment frequently provided for the enjoyment of guests if not

OBJECTION

6 Castlefields
Spalding PE11 1GS
8th January 1994

Dear Sir,

Planning Application No H16/0015/94
Proposed erection of Blue & White Marquee
at "Meadlands" Pinchbeck Road, Spalding

As owner/occupiers of the above address we object to this proposed development on the following grounds:-

(a) The marquee could not be properly and adequately insulated against noise, particularly music, and would create a nuisance and annoyance to occupiers of adjoining properties in Pinchbeck Road and Castlefields.

(b) The proposed development could have an injurious effect on immediately adjoining properties on account of these properties

(c) There would be a likelihood of Castlefields being used for parking. Being a cul de sac and having regard to the width of the road, this could cause a hazard to residents and their visitors. People parking cars may be tempted to use private drives for turning as an alternative to using the hammer-head at the far end of the road. Such use on either case, particularly late at night, would create an unnecessary nuisance and disturbance to residents.

Yours faithfully

E & E M Timms

183. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

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

Plan No. and Applicant		Proposal
H16/0018/94 Woodlands Hotel		Marquee to provide hotel extension and extension to existing hotel entrance, including details of car parking, at 80 Pinchbeck Road, Spalding.
H13/0116/94 Mr A Harrison	O.A.	Residential development (one plot), at Fengate Road, Moulton Chapel.

(Councillor N P Judge declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H06/0034/94 Mr M Thacker	Change of use of existing dwelling and stables to dwelling and riding school at "Glenfarg", Hallgate, Gedney.

(Pending a site inspection to assess the suitability of the site for the proposal, in relation to the neighbouring dwelling.)

H16/0130/94 Mr & Mrs A Beeby	Garage and car port at 319 Bourne Road, Pode Hole.

(Pending a site inspection to assess the suitability of the site for the proposal, in relation to the appearance of the street scene and the possibility of a precedent being set for similar developments nearby.)

H09/0182/94 Mr J Leighton	Extension to bungalow at Plot 1, Mansion Site, Clough Road, Holbeach Clough.

(Pending a site inspection to assess the suitability of the site for the proposal, in relation to neighbouring developments.)

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

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

APPLICATION REFERENCE: H16/0018/94 DATE RECEIVED: 12-JAN-94

TYPE: Full

DESCRIPTION: Erection of marquee to provide hotel extension and extension to existing hotel entrance including details of car parking

LOCATION: Woodlands Hotel, 80 Pinchbeck Road, Spalding.

APPLICANT: Woodlands Hotel AGENT: John D Lynch Ptnrs

REASON FOR COMMITTEE CONSIDERATION

Resident objections.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 30 MAR 1994

RECOMMENDATION

Refuse Permission.

In the opinion of the Local Planning Authority the proposed development would result in serious detriment to the residential amenities of nearby dwellings as a result of increased levels of activity on the site and consequent increase in noise and general disturbance.

COMMENTS

1 Application follows refusal of previous application reference H16/0419/93. Proposal has been amended to show the marquee moved further back into the site : main entrance relocated to opposite side of main building : provision of a 3 metre high screen wall in front of the marquee, along the southern boundary of the site adjacent to the nearest dwelling.

2 Overspill car parking is again proposed at the rear of Messrs Taylors garage premises opposite.

3 Although the amenities may have been improved for the nearest dwelling to the south, as a consequence of siting the marquee further back into the site, objections have been received from householders in Castlefields to the rear. This in many respects illustrates that the site may have reached the limits of use and that any further expansion, such as now proposed, will have inevitable consequences on amenities of nearby dwellings.

REPRESENTATIONS

Ward Member: Noise of marquee would seriously intrude upon privacy of nearby residents. Worried about increase in traffic that the

extension will bring, especially as one of the neighbours is the Chappell Centre. Council is working very hard to improve the visual impact of the outskirts of Spalding in an effort to encourage people to stop and shop here. Do not think that a marquee as a permanent extension to this building will do anything to enhance our efforts or the building.

Dept. of Transport: Request conditions.

Env. Services:

- While 3 metre walling should improved protection to the nearest dwelling, the degree of amenity loss will be dictated by type and scale of function, hours, period of time.
- Without data on typical noise levels for such use it is not possible to make an objective assessment, but if the facility was to be permanent then a building extension would better protect the amenity of the adjoining property. Now informed that discos do take place and complaints have been received. Obvious potential for nuisance in this location.

Public: Objections from 78 and 81 Pinchbeck Road and Nos 1, 2, 3, 4, 8, 9 and 13 Castlefields (summarised).

- Increase in noise, building will not be sound proof.
- Positioning close to property boundary and dwelling.
- Overdevelopment of site.
- Road safety: add to parking problem : pedestrians crossing road.
- Out of character with building and locality.
- Plans do not show nearby dwellings.
- Are British Rail, landowners of car park, aware?
- Gates to car park are locked.
- No improvement to lighting.
- Access to car park is congested with cars.
- Fire risk.
- Lead to litter problems.

Taylors Garage: Have agreed to Woodlands Hotel to use our car park to rear whenever he wishes, for guest parking etc.

Applicant:

- Proposed development has been formulated following discussions with neighbour.
- Scheme proposed should improve conditions.

30th MARCH 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0972/93 Mrs I Rix	DJR	Grant as recommended.
3	H08/1067/93 I Bates	DJR	DPBCS Auth as recommended. Condition 2 to be amended to alter height of leylandii hedge to 2.5 metres.
6	H14/1110/93 H14/1111/93 Mr C Pickering	PJU PJU	Grant as recommended.
9	H09/1129/93 P Cunnington	JB	Grant as recommended.
11	H02/1161/93 Mr A D Papworth	DJR	Grant as recommended. Note to be added to decision notice advising that decision does not cover permission for the outdoor storage of vehicles and that any proposal for this will require prior approval of the LPA.
13	H23/0014/94 Mr P Parnell	JB	Grant as recommended. (File on Application)
15	H16/0018/94 Woodlands Hotel	DJR	Refused as recommended. Case officer to note that it is felt that there is no further scope for negotiations with regards to this scheme. Enf Officer to investigate possible breaches of condition re patio doors.
17	H06/0034/94 Mr M Thacker	JB	Deferred for site visit. Permission required to enter land.
20	H23/0056/94 Mr & Mrs G Fletcher	DMG	DPBCS Auth as recommended.
22	H16/0068/94 Kings Quality Homes	DMG	DPBCS Auth as recommended. Additional condition requred with regards to road and footpath details.
25	H05/0086/94 Mrs M M Berry	JB	Grant as recommended.
27	H05/0088/94 D Brown Ltd	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Note to be added to decision notice drawing applicants attention to sect 106 obligation.
29	H14/0106/94 S Tookey	PJU	Grant as recommended.
31	H13/0116/94 Mr A Harrison	DMG	Refused as recommended. It has been indicated that this site is filled land. Check if it is marked on constraint map and advise Building Control and Local Plans accordingly.

33	H15/0124/94 Mr P Skellern	DJR	Grant as recommended.
35	H16/0130/94 Mr & Mrs A Beeby	PJU	Deferred for site visit.
36	H09/0146/94 Messrs Goodley	DMG	Grant as recommended. Letter to agent with reference to there being no boundary with road - see NRM.
38	H14/0165/94 Mr A Hansard	PJU	Grant as recommended.
40	H16/0177/94 Mr B T Hilton	DJR	Grant as recommended.
41	H08/0178/94 Miss M Draper	DJR	Grant as recommended.
43	H09/0182/94 Mr J Leighton	DMG	Deferred for site visit. Check what development is permitted or exists to East.

31st Mar 94

Signed: .....

N Midlen
Principal Planning Officer

THE APPLICATION

The application should be refused on the following grounds.

1. Visually unsuitable

The Woodlands Hotel is a strong and interesting feature of Pinchbeck Road with architectural characteristics preserved and indeed enhanced by the careful and sensitive extension a few years ago. The proposed erection of a permanent marquee, which will hide most of those features, is a complete contradiction of the original objectives. The character of the hotel would be reduced to the aesthetic value of a circus. Any further extension should be constructed to the high standards of the existing building.

2. Noise intrusion

The noise level created by a disco in a tent is an unacceptable intrusion upon the occupiers of the residential properties in the vicinity. The impact upon the resident of 78 Pinchbeck Road only a few feet away is an unpleasant experience at present with occasional usage; this imposition on a permanent basis would be intolerable. The relatively recent development of Castlefields is an indication that the area is to remain residential in character and excessive noise levels should not be contemplated.

3. Car Parking

The requirement for additional parking facilities is accepted by the Hotel but the proposed use of land to the rear of Taylors Garage is a mere token gesture. In reality, wedding and party guests will not be prepared to walk the distance. If the Hotel expands to any great extent, regular car parking on the roadside will follow.

CONCLUSION

1. The application for the erection of a permanent marquee should be refused.

2. The site of the Woodlands Hotel should now be considered fully developed and no further extensions to increase capacity should be permitted.

Yours faithfully

Rodney Britten

constructed addition.

To try to accomodate 2 extra guests will, without doubt, cause us noise, nuisance + much hassle - This is a very special, quiet residential estate with a clause in our deeds forbidding the carrying out of commercial business on our homes.
You cannot tell me many making guests, how can the management undertake are, are going to tell them to park their cars in Taylors Garage, they will use our narrow road for their convenience - We have already had two burglaries in the last few months + with the ever increasing lowering of ethical standards there is no telling what we may have to put up with as time goes by with larger numbers of people using the increased facilities if this application is accepted.
Mrs P. Atkins, 13 Castlefields joins me in strongly opposing the application.

Yours faithfully, H. J. Holloway (Mrs.)

2. Security
Locked gates have recently been installed (not shown within proposal) to prevent recurring thefts and vandalism on the proposed car park area. The arrangements concerning the use of these access gates have not been defined within the proposal.

3. Lighting
No provision for improved lighting has been made.

4. Access
The proposed access is littered with showroom cars and vehicles left for servicing. We already experience a problem with inconsiderate parkers.
The proposal does not detail how cars, (which may be using the garage and the hotel simultaneously), are to be managed to ensure the access road is kept clear.

5. Fire Risk
The direct line for pedestrians is through a petrol storage area. The views of the Fire Brigade's Petroleum Officer must be considered.

6. A16 Trunk Road - Vehicular Use
Vehicles crossing and recrossing the trunk road carriageway would impede, obstruct and endanger traffic on the trunk road (re REFUSAL of Planning Permission H16/0939/90 Clause 3).

7. Safety
Hundreds of pedestrians crossing the A16 trunk road on a Saturday afternoon will be detrimental to highway safety.

8. Hygiene
It is likely that litter, vomit and urination problems will arise from the use of the land as a car park. (This has already occurred on Flower Parade weekends).

All in all, the proposal is detrimental to ourselves, our neighbours and the tourists staying with us, and should be **REFUSED.**

Yours faithfully

Fred Davis

Janet Davis

Fred Davis, IEng,MIMechIE,AIWEM
Janet Davis, Owner,Sunrise Guest House

neighbours. My pillow and that of a goodly number of other neighbours (not shown on AK/2) is some 115 feet from the proposed tent. Not something that my wife, mother or myself could look forward to.

3. On the occasion of the last extension to the Hotel great play was made regarding the external appearance being sympathetically blended with the original building. Will a Blue and White tent fulfill a similar logical requirement?

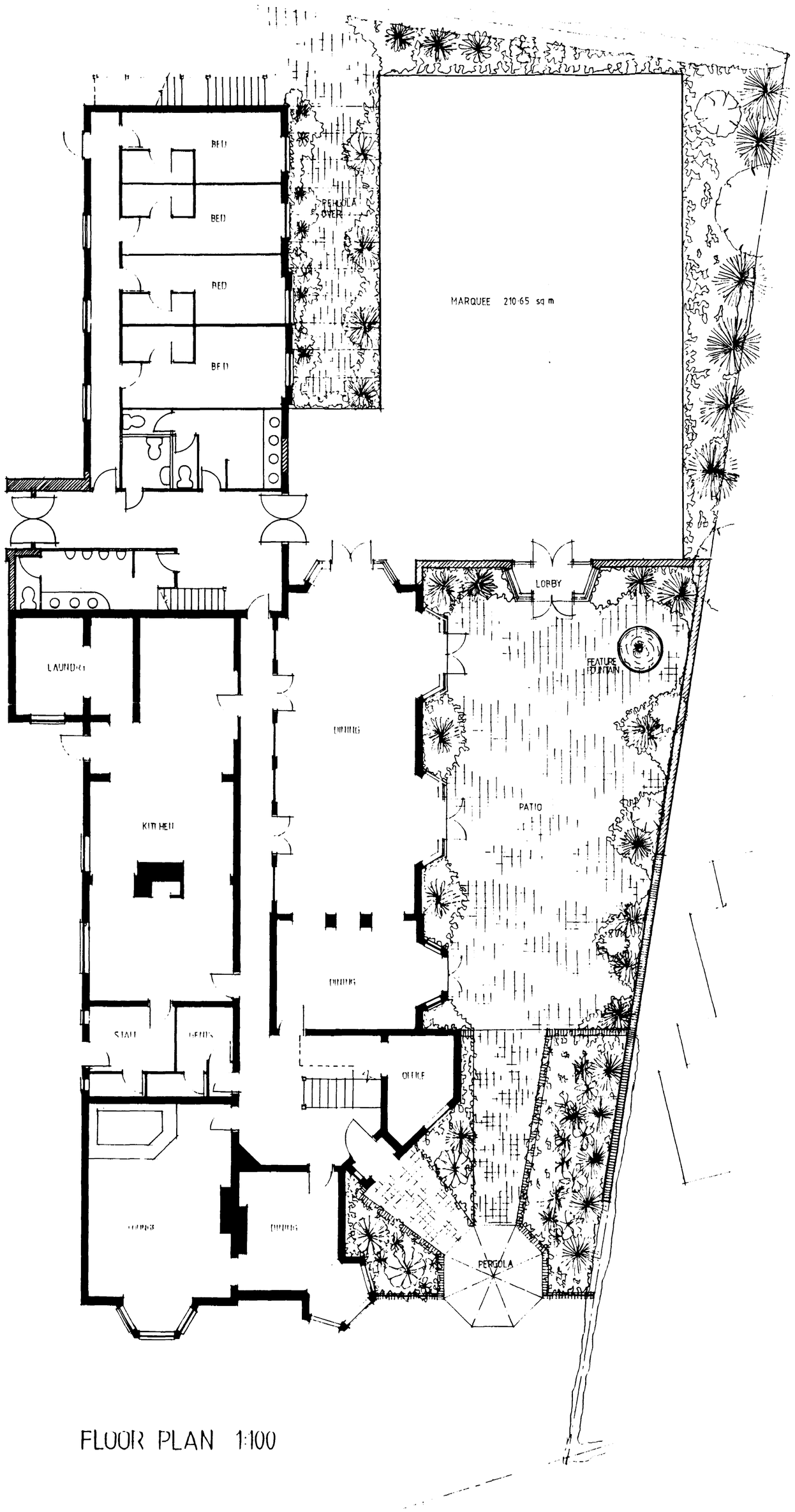
I flatter myself that I am reasonably well travelled but am unable to recall a similar permanent erection, and certainly not in such close proximity to private dwellings.

Yours faithfully,

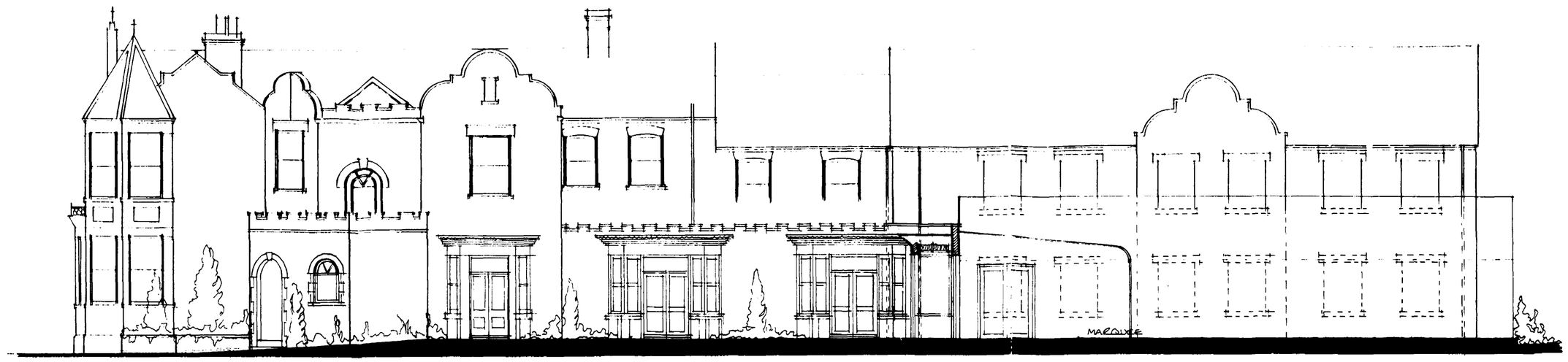
K. J. Ashington

N. Ashington

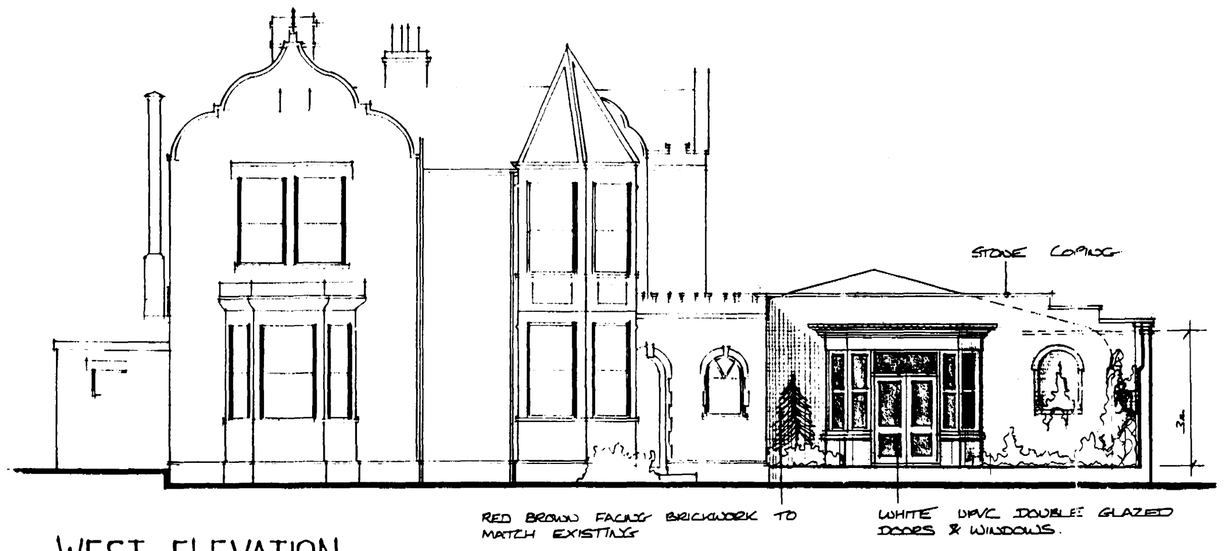
V.M.E. Ashington



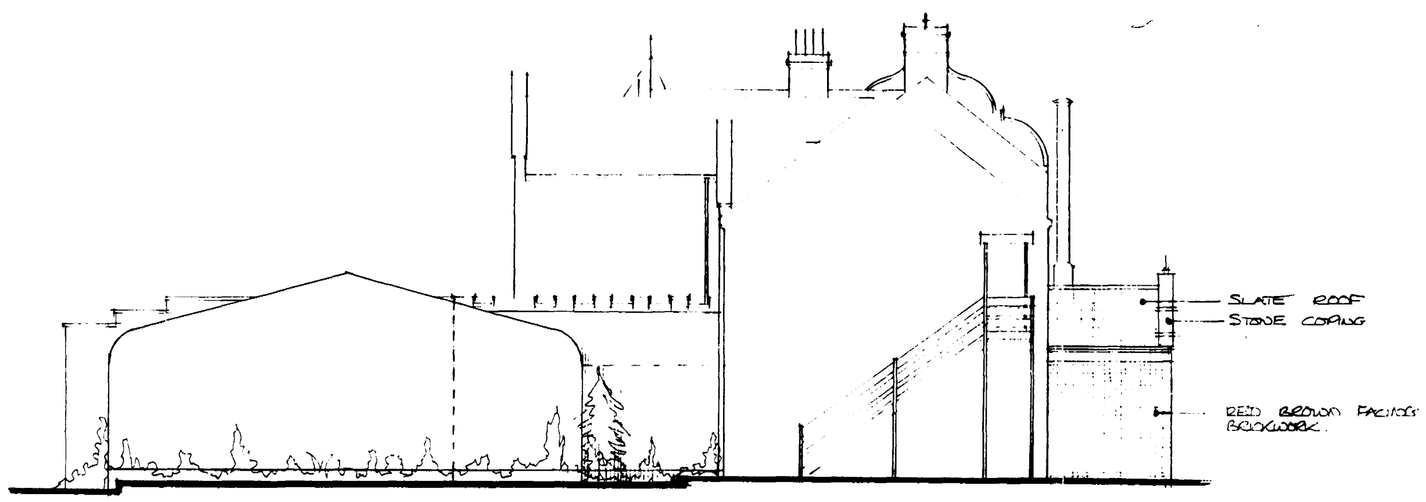
FLOOR PLAN 1:100



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Notes

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The General Contractor is to check all dimensions on site and report discrepancies to the architect.

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revision	date
A. Alterations to toilet block & lobby	14/10/93

SOUTH HOLLAND D.C.
PLAN DEPT.
07 JAN 1994
REF 0018194
DETERMINED
PLAN

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

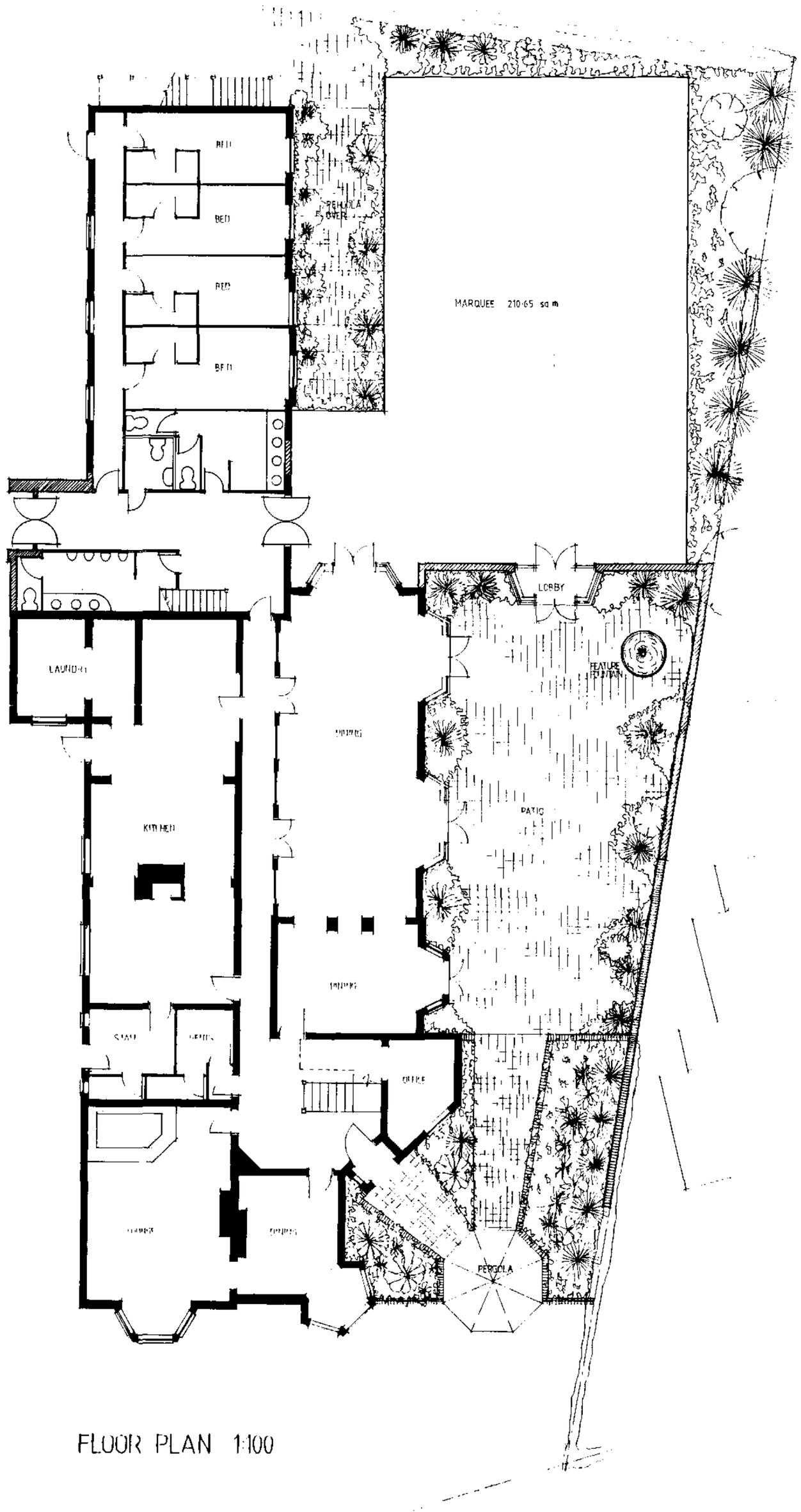
project/drawing
WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING

PROPOSED MARQUEE

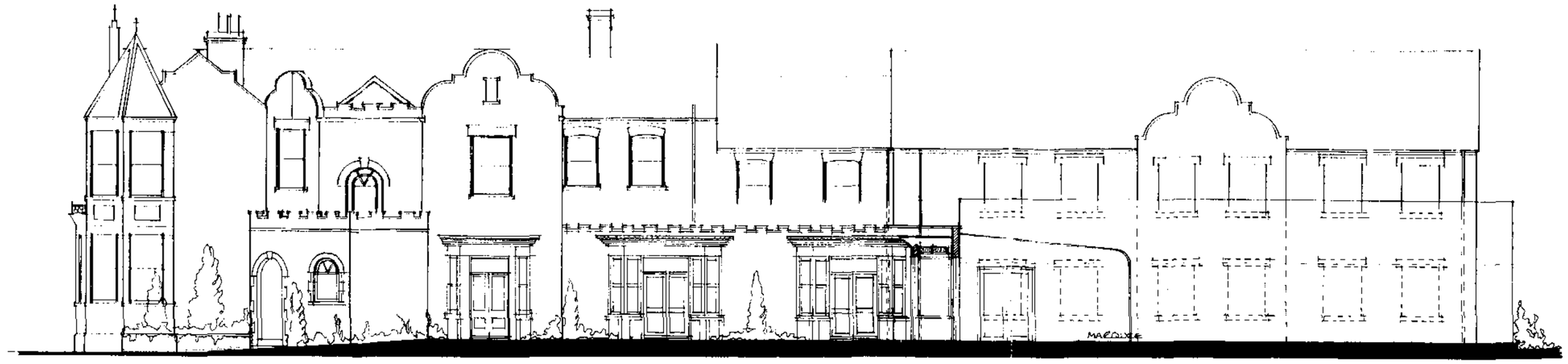
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project no.	drawing no.
1235	AR/1

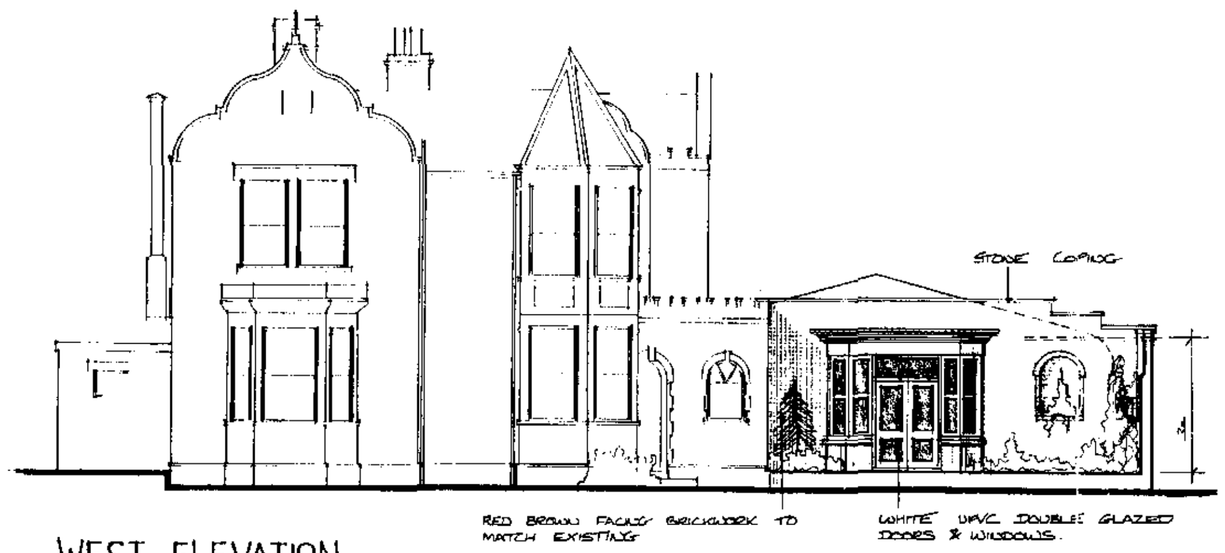
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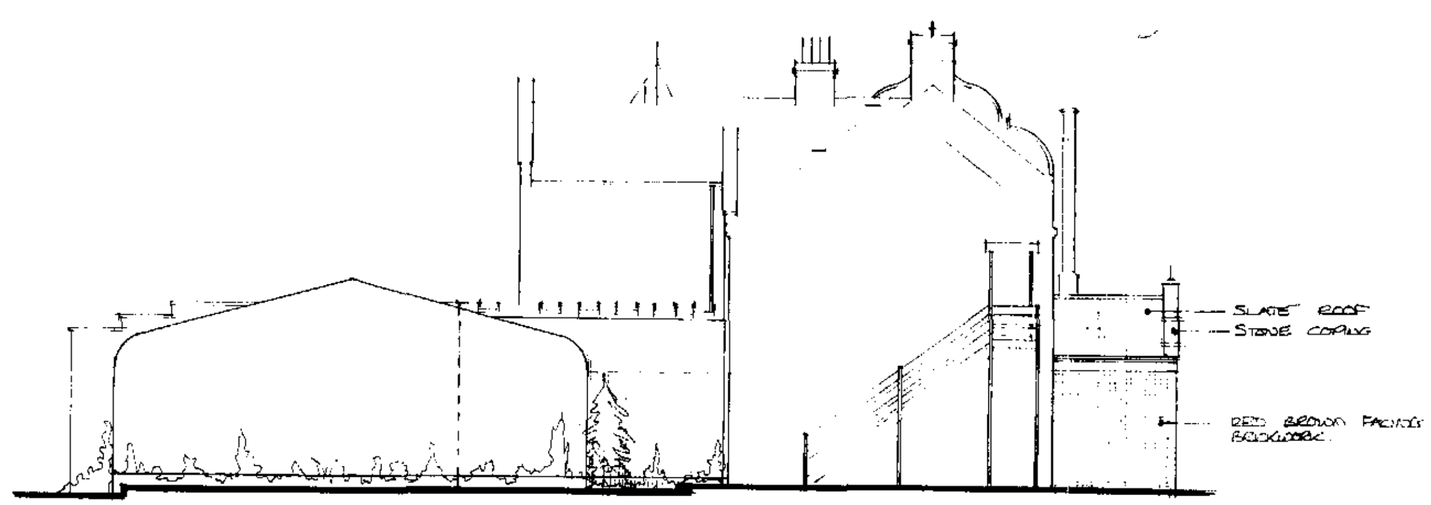
FLOOR PLAN 1:100



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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revision	date
A, Alterations to toilet block & lobby	14/10/93

SOUTH HOLLAND D.C.
PLAN DEPT.
07 JAN 1994
REF ... 0018/94
DETERMINED
PLAN

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

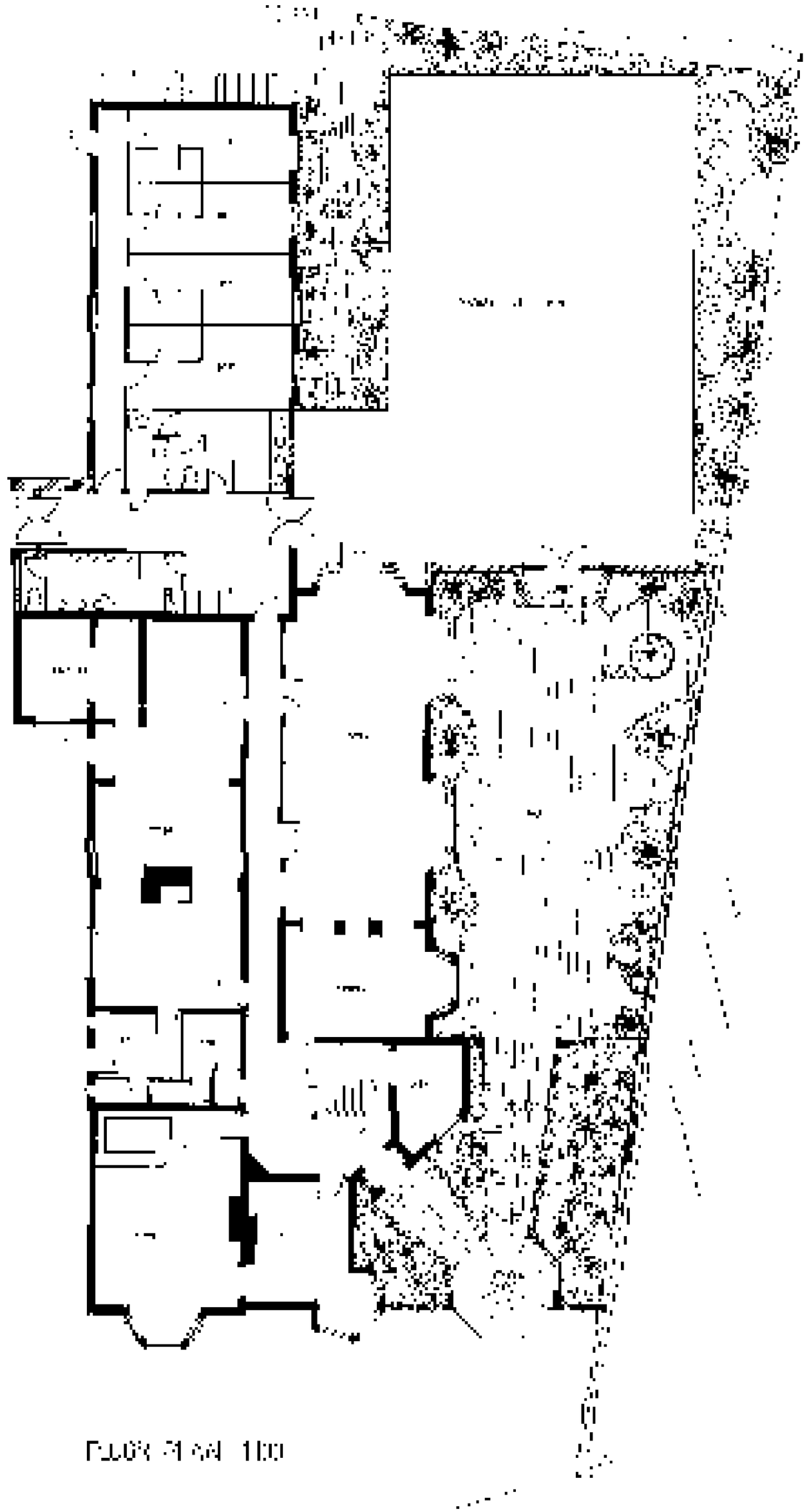
project/drawing
WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING

PROPOSED MARQUEE

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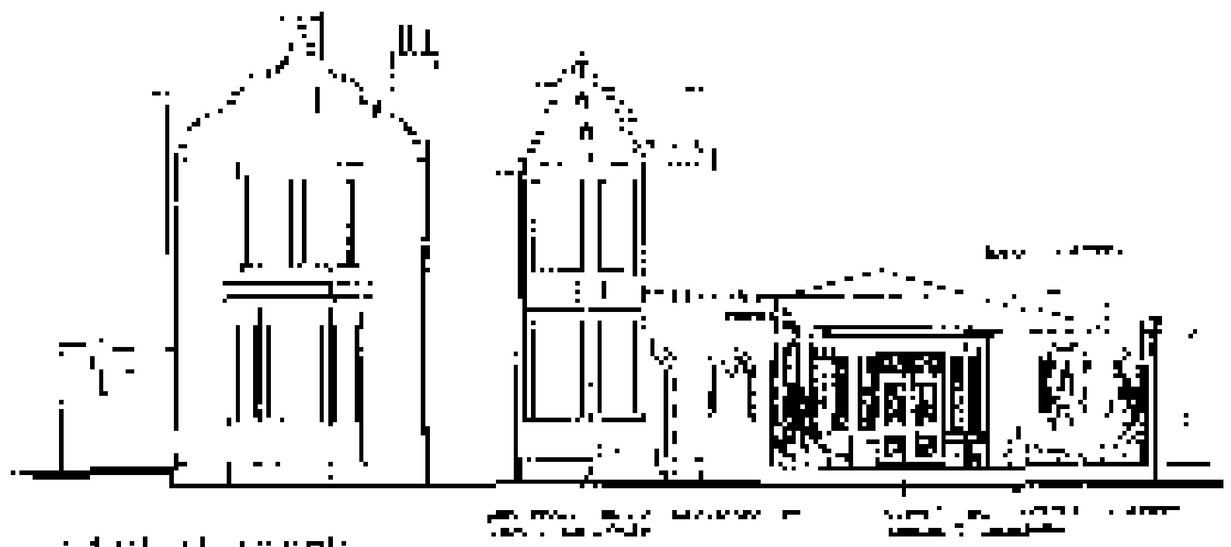
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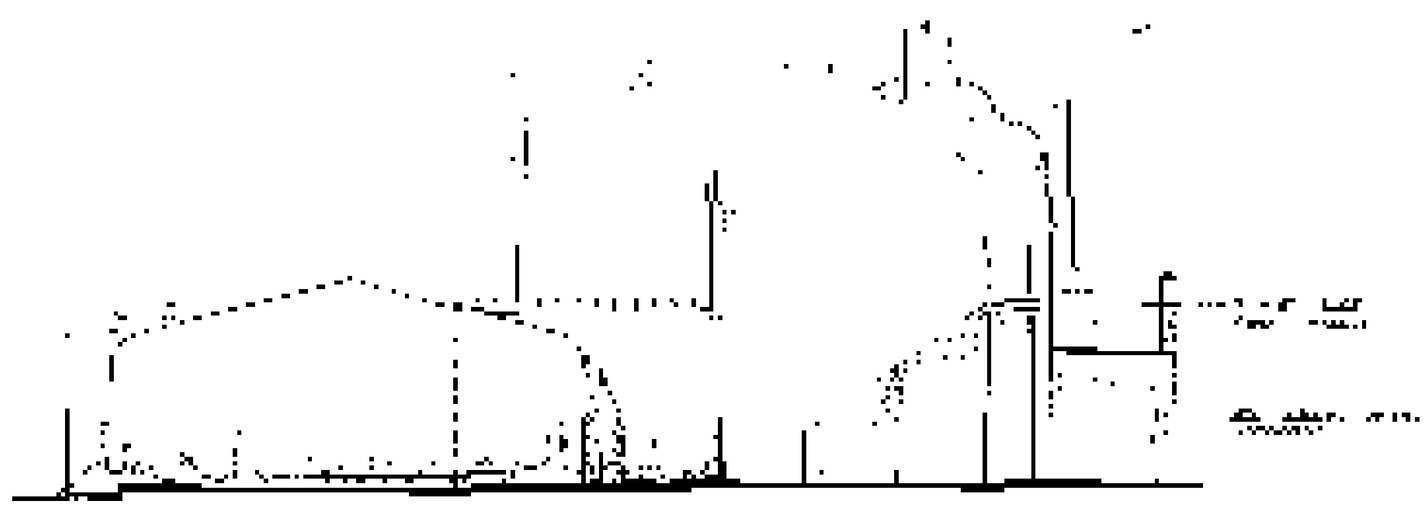
FLOOR PLAN 1/32



SOUTH ELEVATION

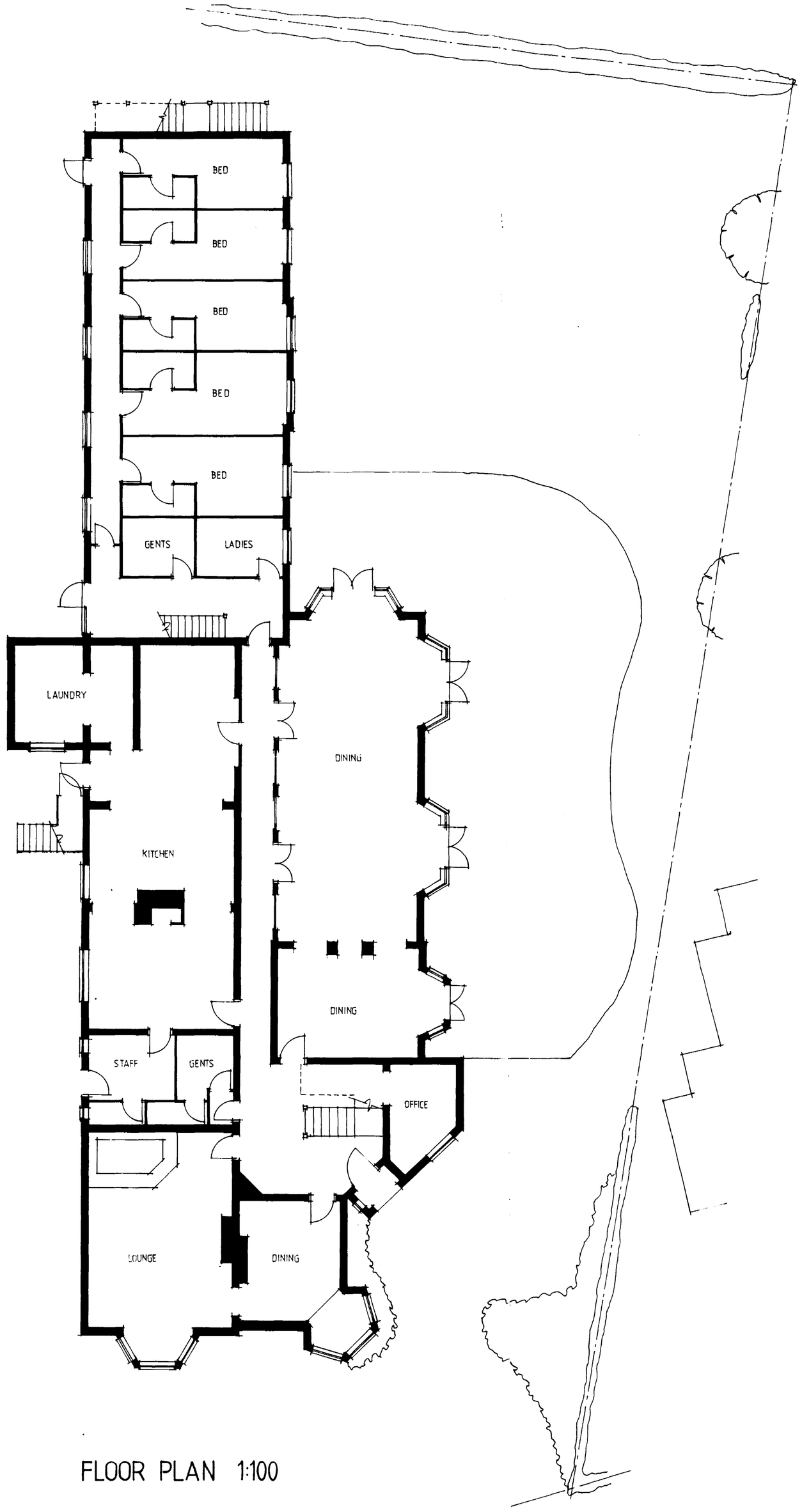


WEST ELEVATION



EAST ELEVATION





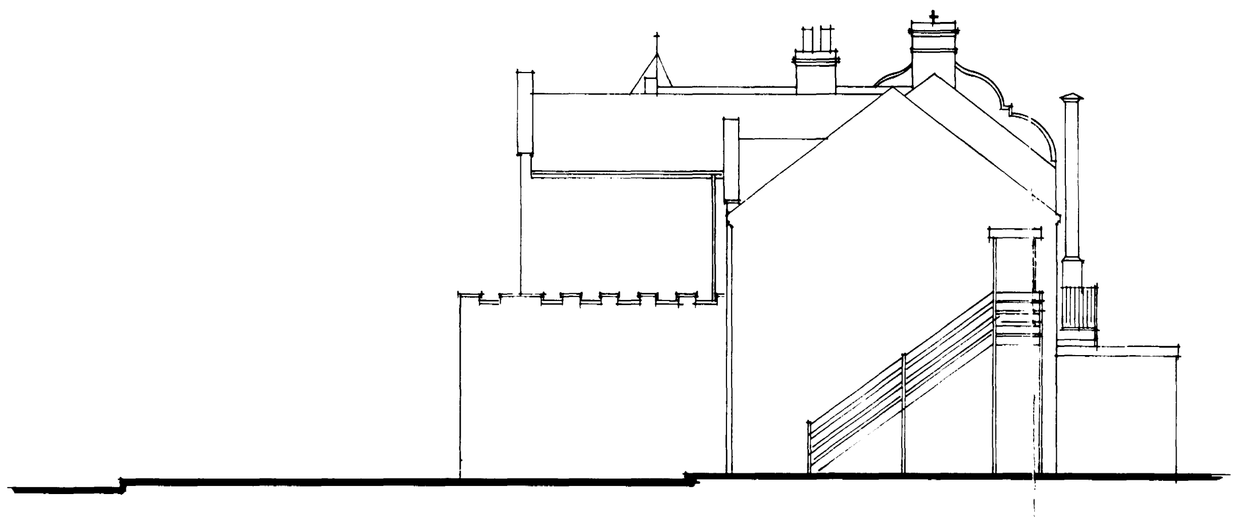
FLOOR PLAN 1:100



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

notes

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revision *date*

DETERMINED PLAN
SOUTH HOLLAND D.C.
PLAN DEPT.
07 JAN 1994
REF. H.18/94

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING

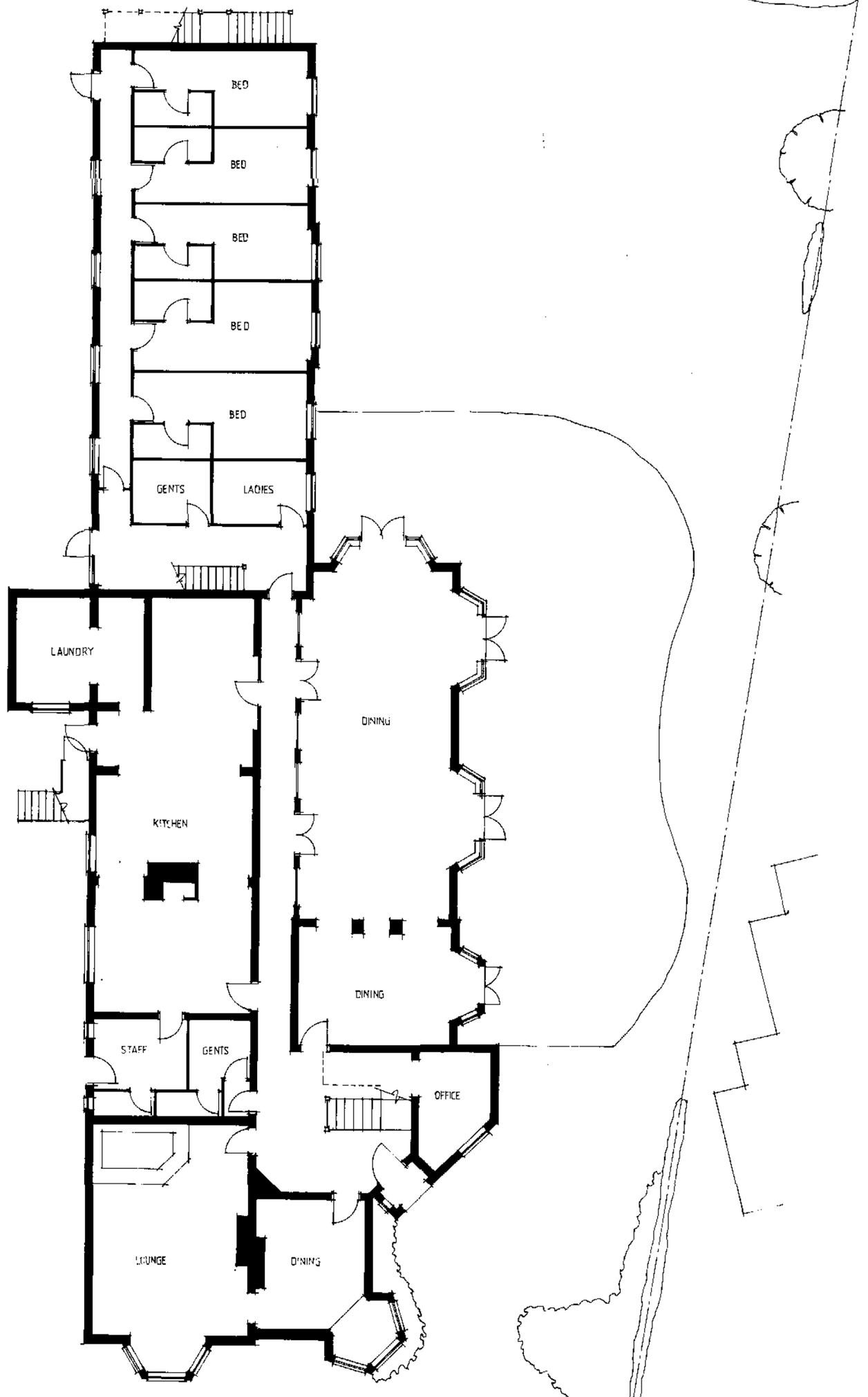
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scale	*date*	*drawn*
1:100	9/93	MC

project no. 1235

drawing no. AS/1

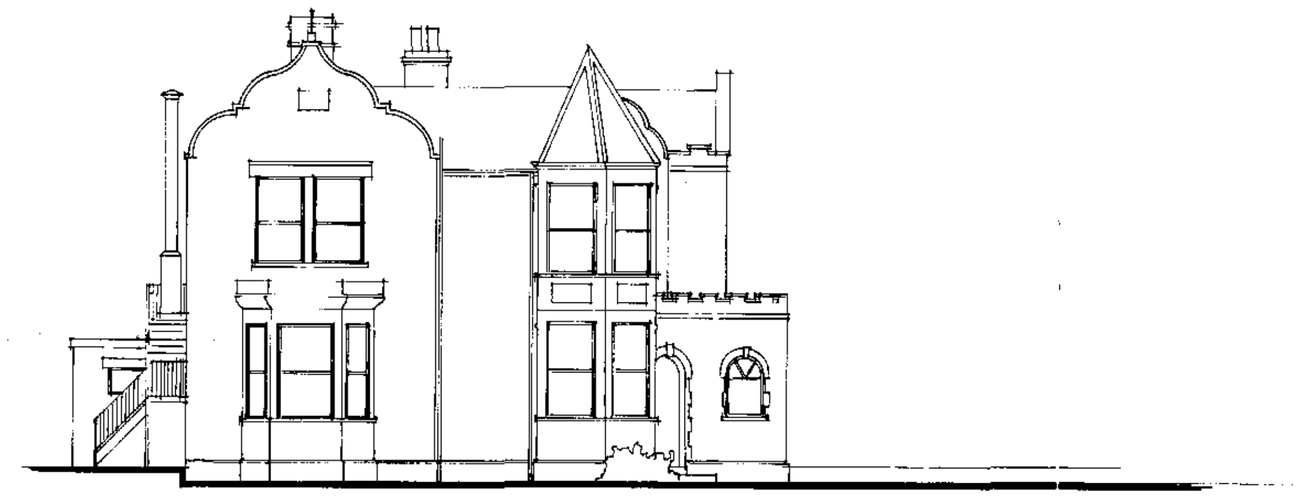
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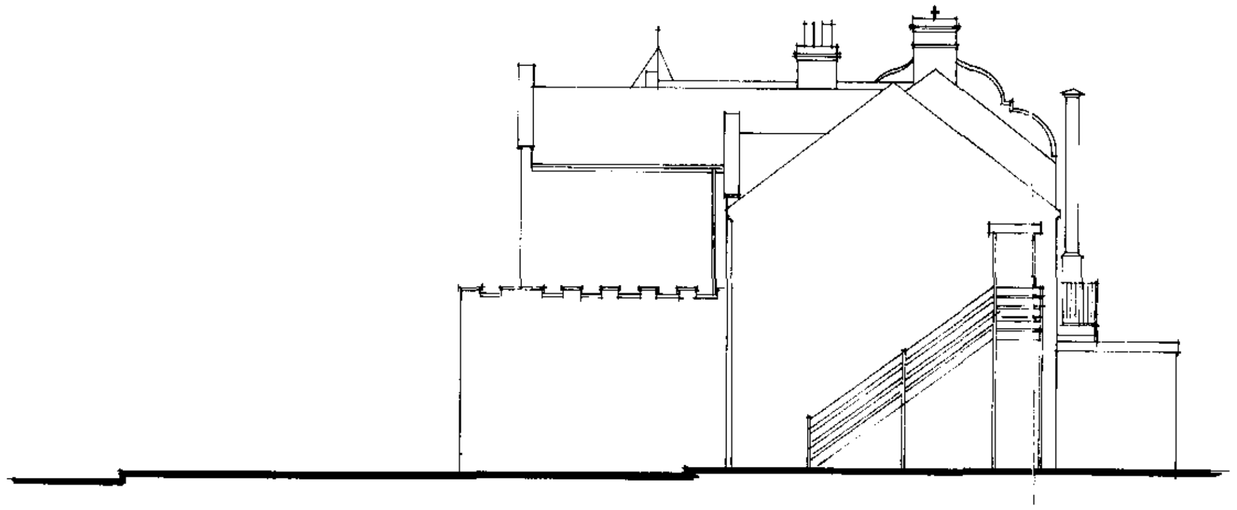
FLOOR PLAN 1:100



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

notes

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revision *date*

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SOUTH HOLLAND D.C.
PLAN DEPT.
07 JAN 1994
REF 0018/94

JOHN D LYNCH
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CHARTERED ARCHITECTS

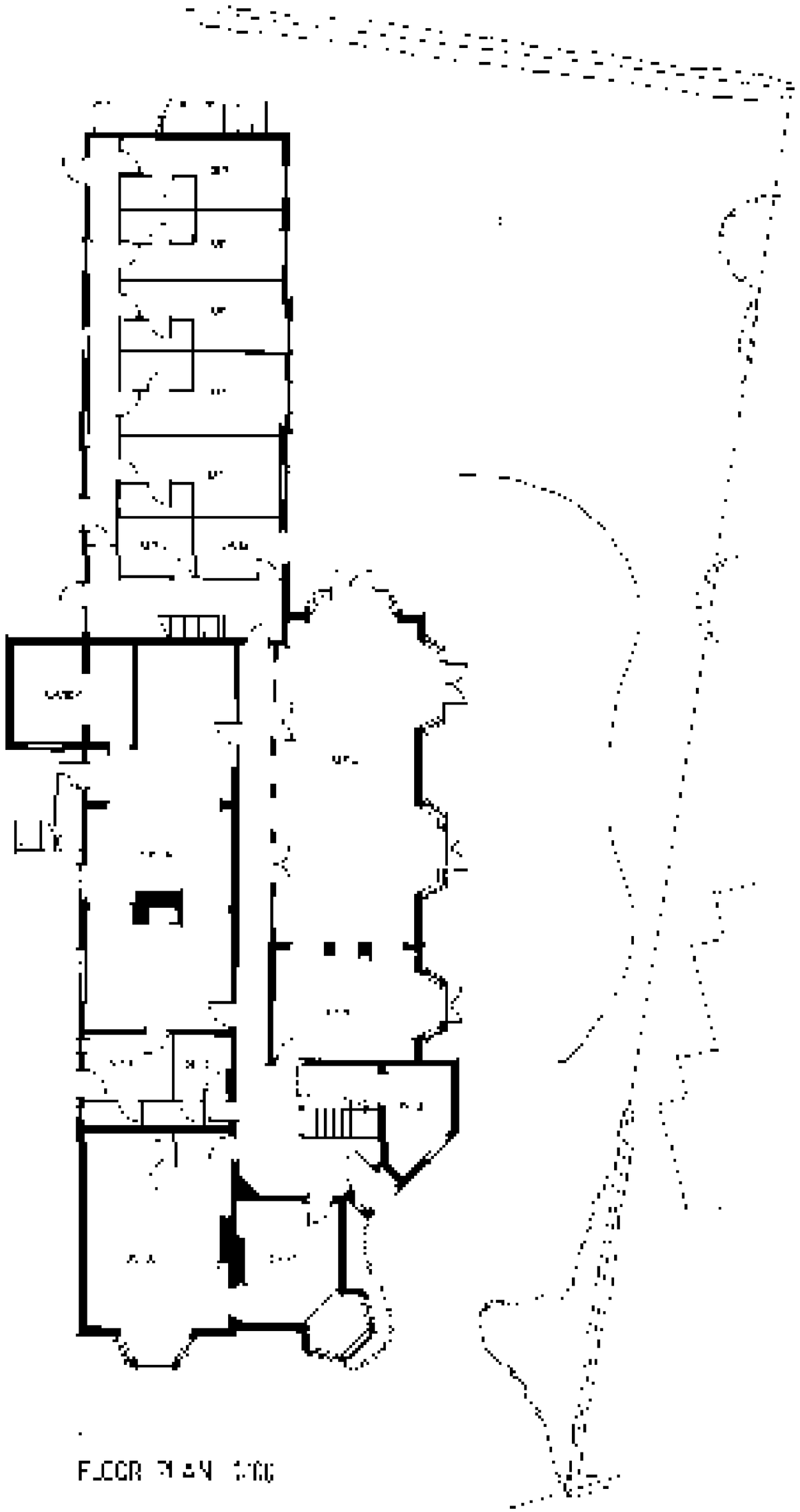
project/drawing
WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING

EXISTING SURVEY

scale	*date*	*drawn*
1:100	9/93	MC

project no.	*drawing no.*
1235	AS/1

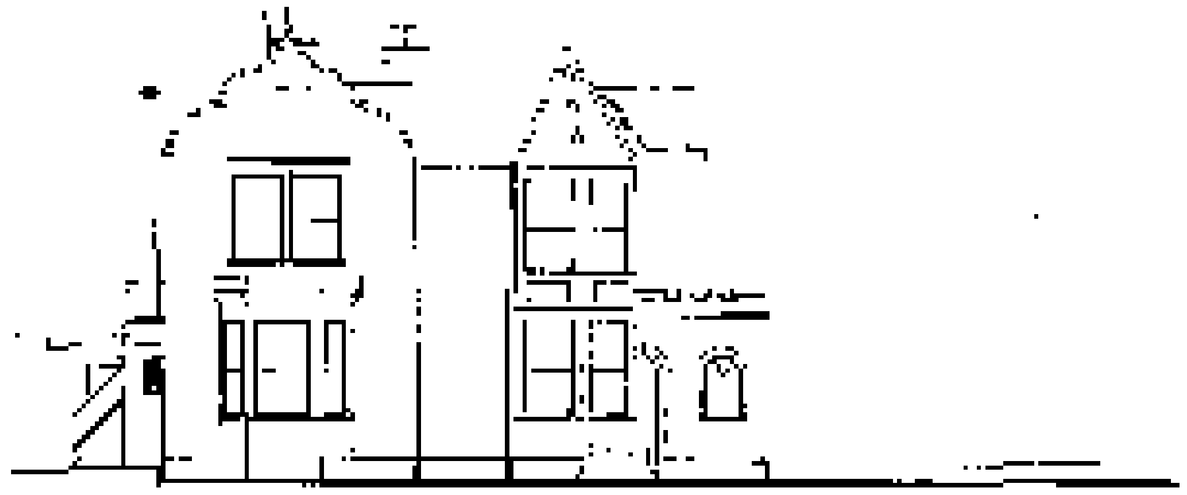
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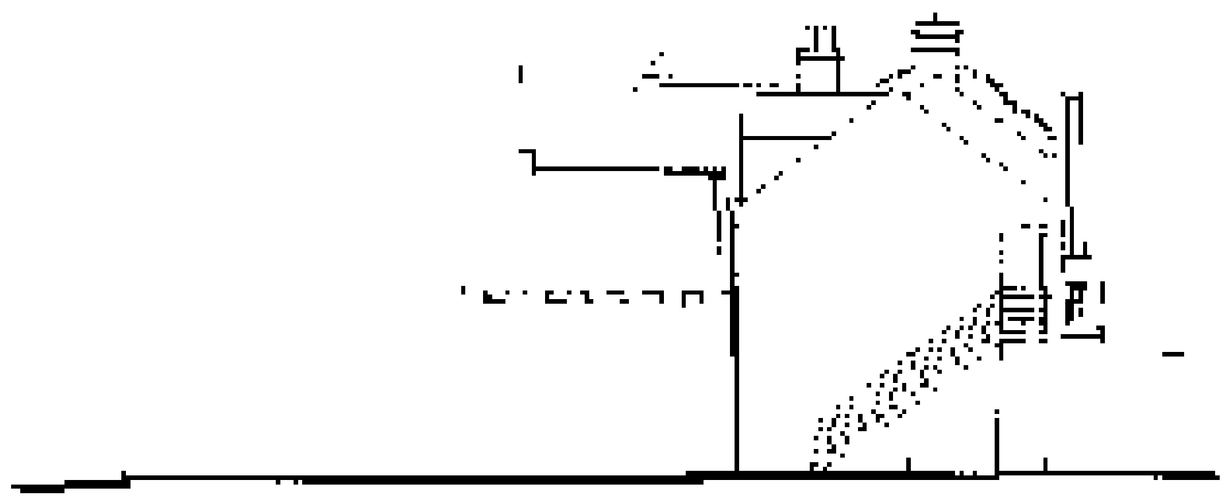
FLOOR PLAN 1/16



SOUTH ELEVATION

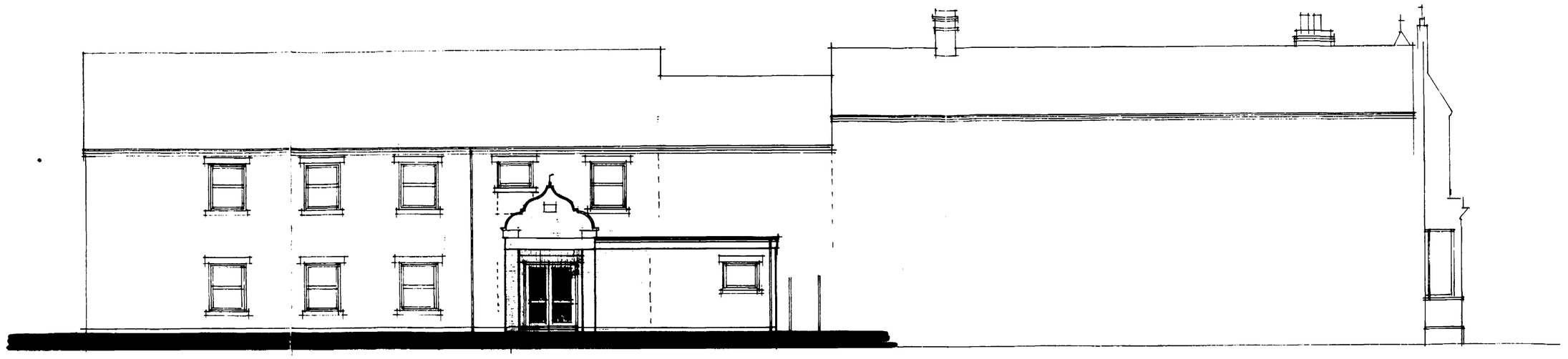


WEST ELEVATION



EAST ELEVATION

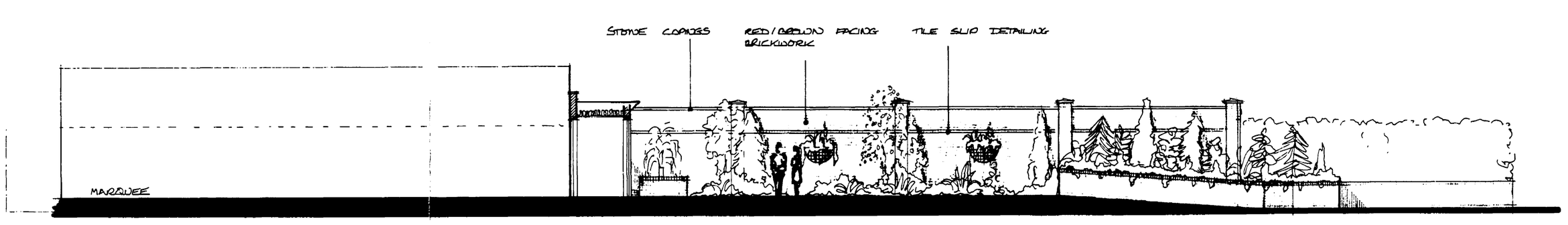




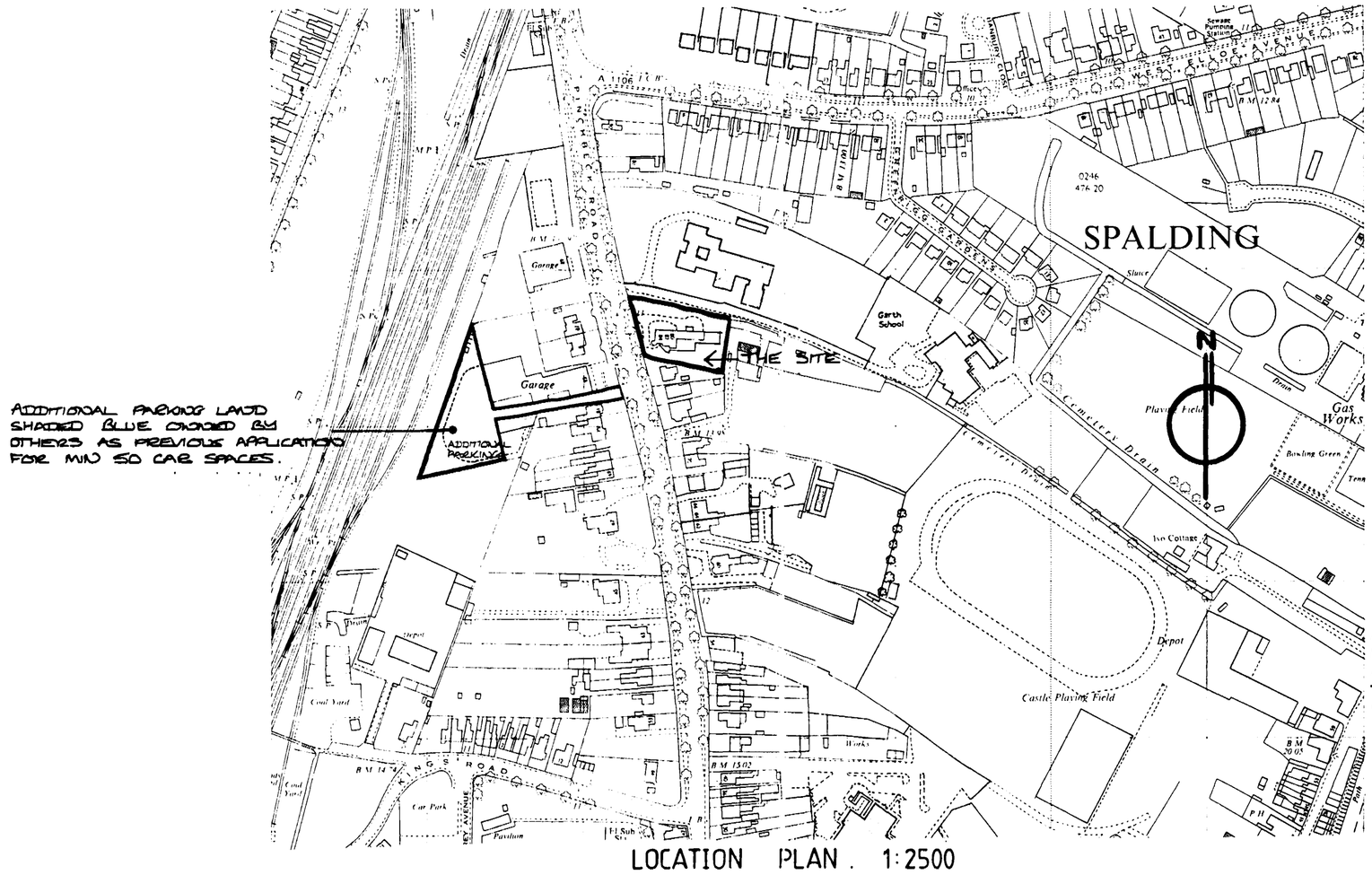
STONE COPING
STONE LINTEL AND DETAILING
WHITE UPVC DOORS
RED/BROWN FACING BRICKWORK
TO MATCH EXISTING.

PART NORTH ELEVATION

STONE COPING RED/BROWN FACING TILE SLIP DETAILING BRICKWORK

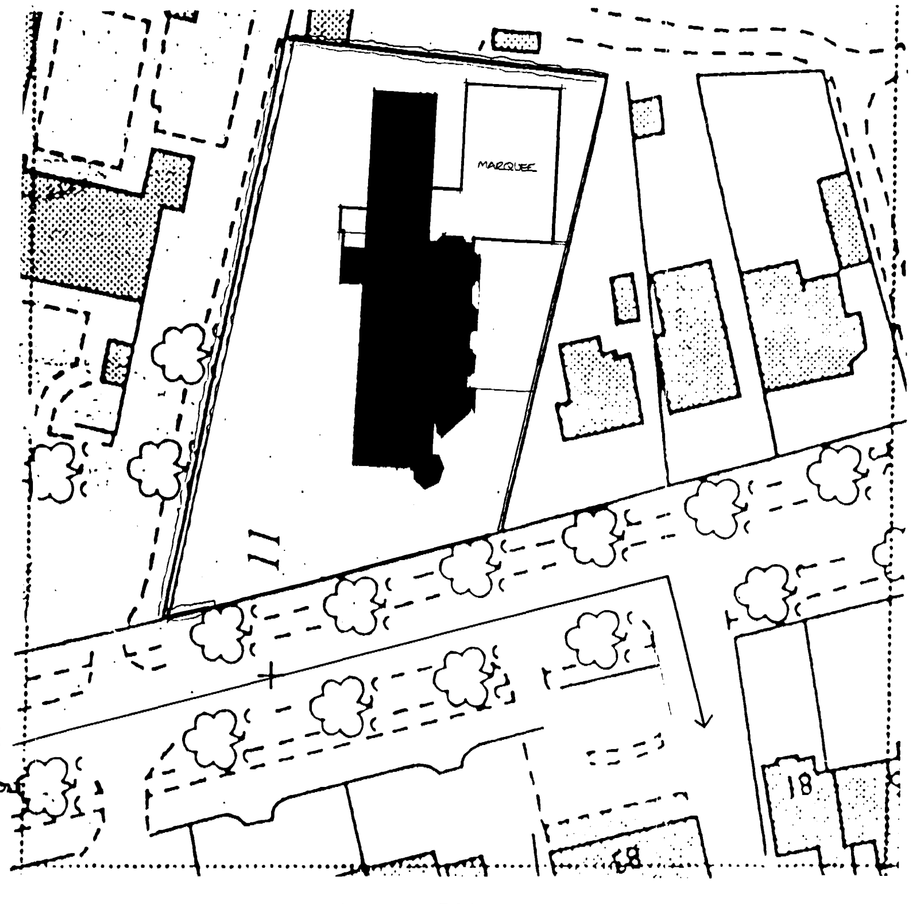


SOUTH BOUNDARY WALL ELEVATION



ADDITIONAL PARKING LAND SHADED BLUE OWNED BY OTHERS AS PREVIOUS APPLICATION FOR MIN 50 CAR SPACES.

LOCATION PLAN. 1:2500



ADDITIONAL CAR PARKING PROVIDED AT THE REAR OF TAYLORS AS THE PREVIOUS APPLICATION

SITE PLAN. 1: 500

SOUTH HOLLAND D.C.
PLAN DEPT.
07 JAN 1994
REF ...00/18/94

notes

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revision	*date*

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

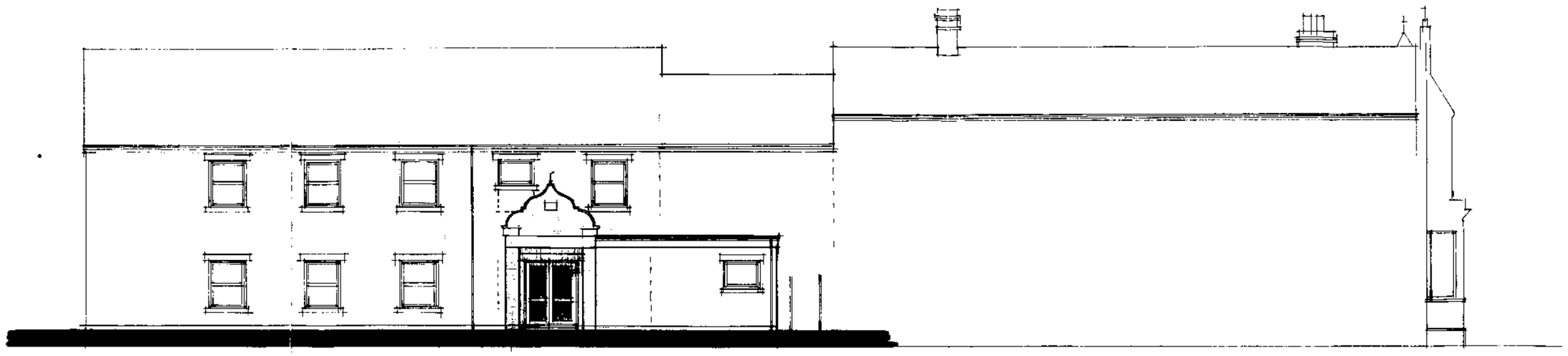
project/drawing
WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING

PROPOSED MARQUEE

scale	*date*	*drawn*
1:100	11/93	AMW

project no.	*drawing no.*
1235	AR/2

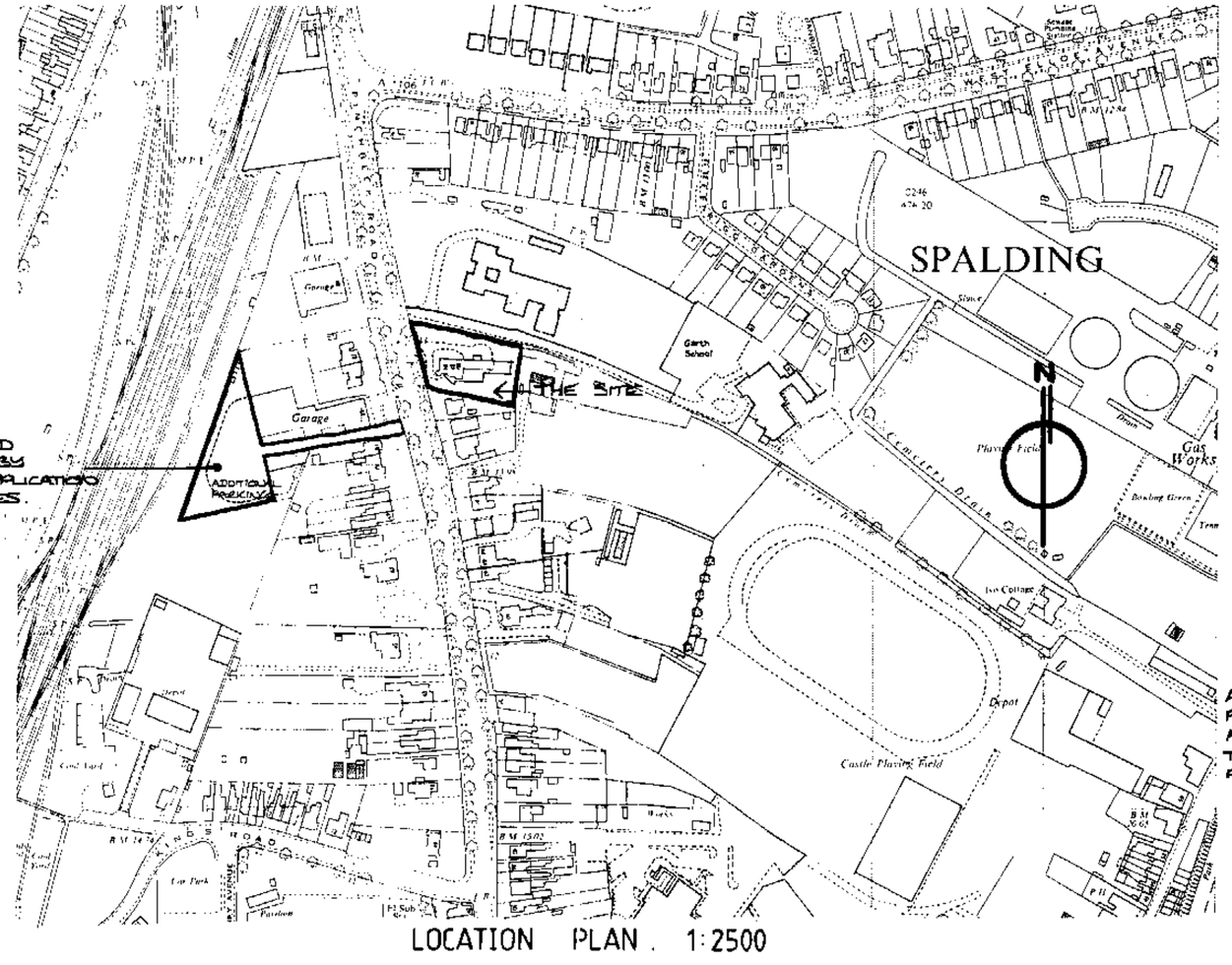
revisions
1



STONE COPING
STONE LINTEL AND DETAILING
WHITE UPVC DOORS
RED/BROWN FACING BRICKWORK TO MATCH EXISTING.

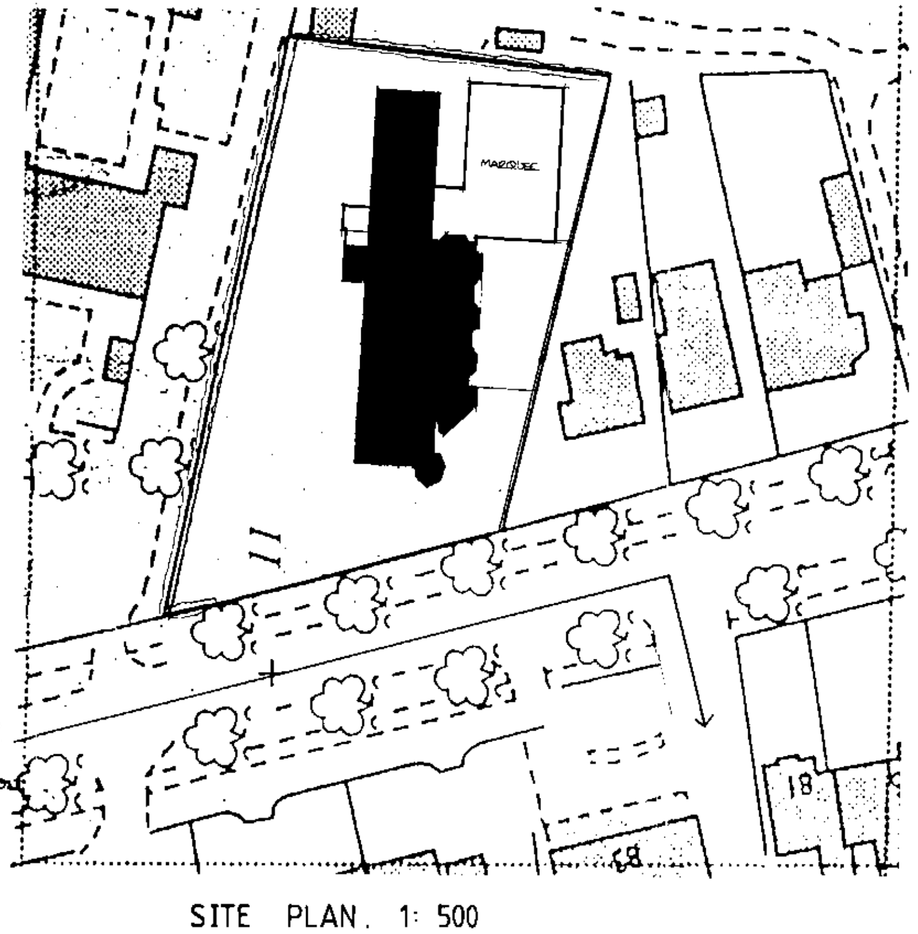
PART NORTH ELEVATION

SOUTH BOUNDARY WALL ELEVATION



ADDITIONAL PARKING LAND SHADED BLUE CROSSED BY OTHERS AS PREVIOUS APPLICATION FOR MIN 50 CAR SPACES.

LOCATION PLAN. 1:2500



ADDITIONAL CAR PARKING PROVIDED AT THE REAR OF TAYLORS AS THE PREVIOUS APPLICATION

SITE PLAN. 1: 500

SOUTH HOLLAND D.C.
PLAN DEPT.
07 JAN 1994
REF ...0018/94

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revision *date*

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(CHARTERED ARCHITECTS)

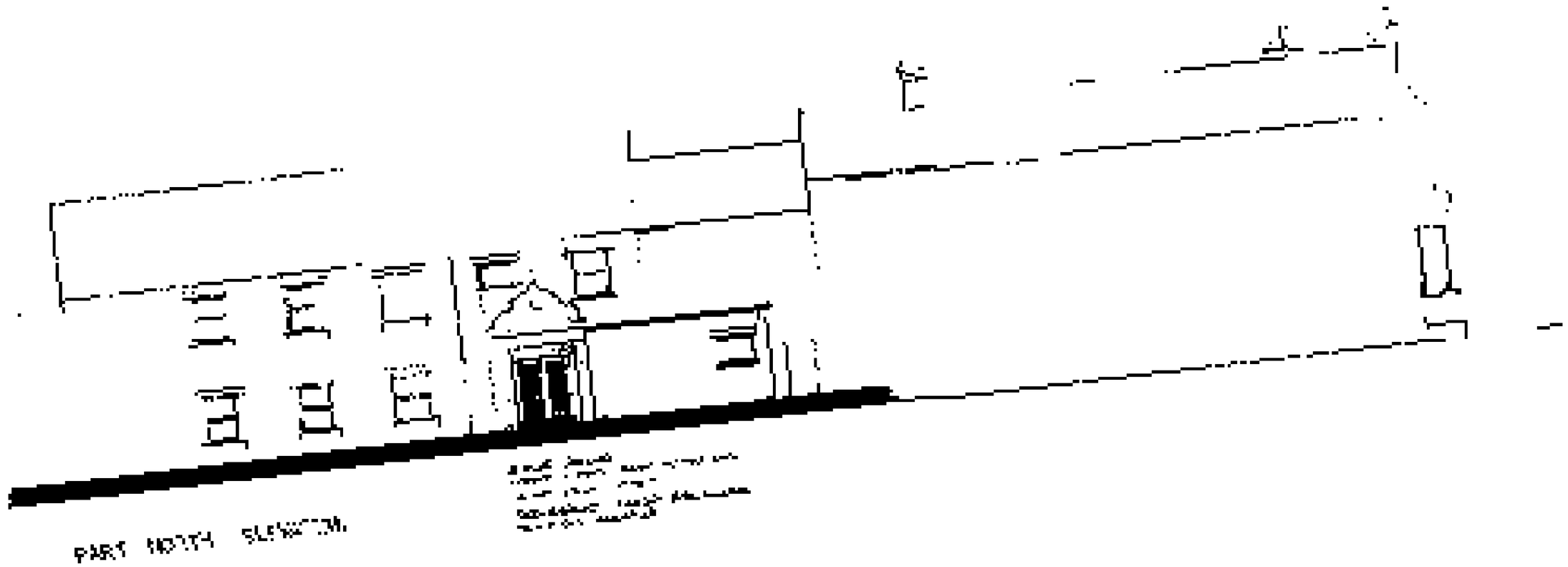
project/drawing
WOODLANDS HOTEL, PINCHBELK ROAD, SPALDING

PROPOSED MARQUEE

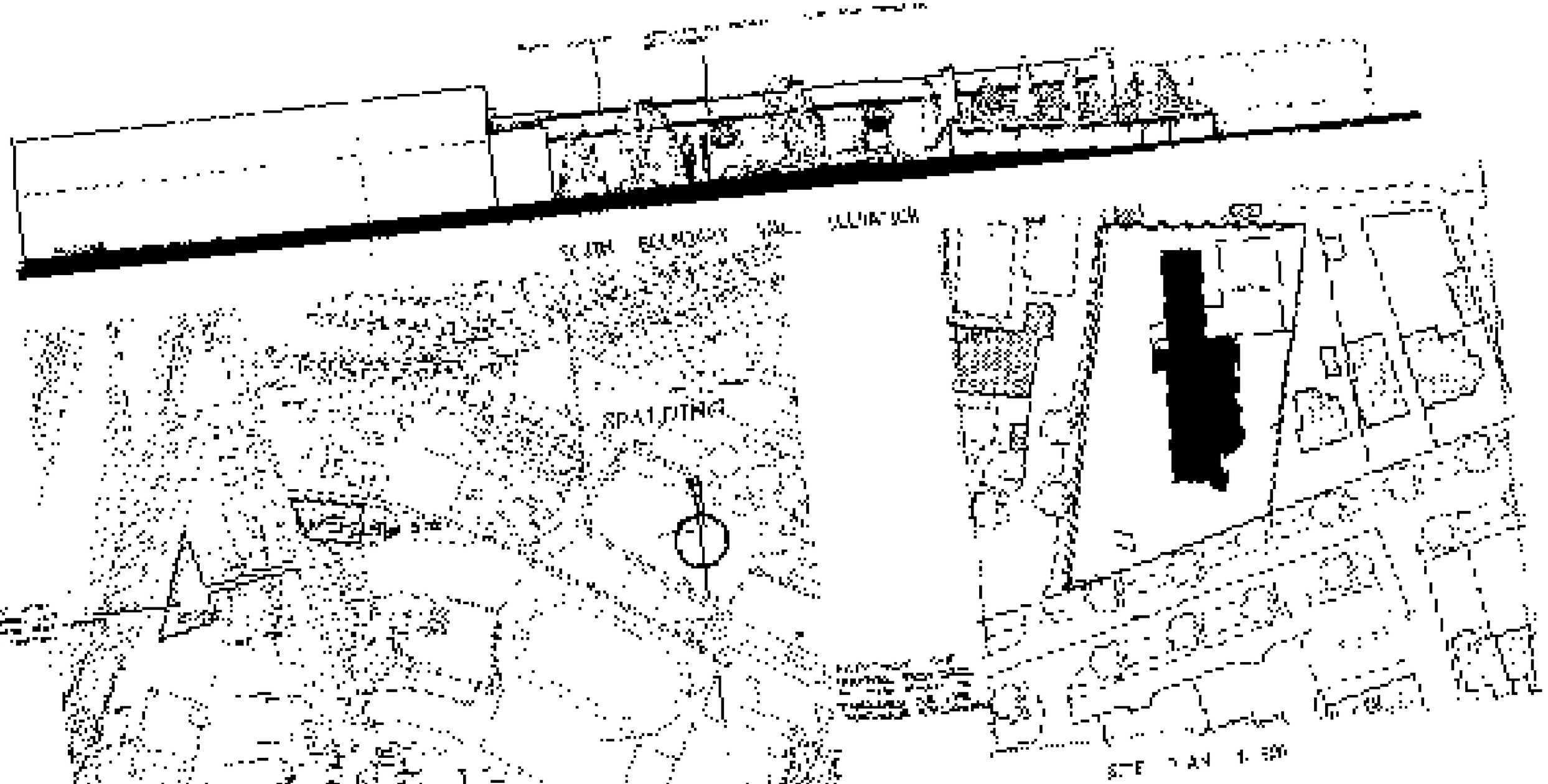
scale	*date*	*drawn*
1:100	11/93	AMW

project no.	*drawing no*
1235	AK/2

revisions
1



PART NORTH ELEVATION



SITE PLAN 1:500