SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0419/93 Received:05-MAY-93 Type:FULL

Name: Woodlands Hotel
Pinchbeck Road
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Erection of marquee to provide hotel extension

Location : Woodlands Hotel 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 the dwelling to the south as a result of the proximity of the proposed structure to that dwelling. The proposal would also give rise to increased levels of activity with a consequent loss to the amenities of the adjoining dwelling and be detrimental to the visual amenities of the locality.

Director of Planning and Building Control Services
29-JUL-93 H16/0419/93

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

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

Planning & Building Control Department, Council [illegible]ry Road, Spalding, Lincolnshire, PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0419/93

Date Registered 05 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

WOODLANDS HOTEL,
PINCHBECK ROAD,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856
(Personal contact name) R. M. BOOR.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED MARQUEE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £360.00 If you consider no fee is payable include a written explanation instead.

Signed. Poddingtons Date. 5th May 1993. Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application

Please state Site Area (Hectares)
Please tick **any** box where you are including details which you wish to be considered as part of this application.
Siting Design External Appearance
Means of Access Landscaping
Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

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

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [✓]

(iii) Change of use [ ]

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 185.8 sq. metres

B. *Please state size of any new structure:- (a) max. height:* 4.572 metres

(b) max. length: 27.432 metres

(c) max. width: 12.192 metres

C. Please state type and colour of materials for facing external walls: WHITE PVC COATED POLYESTER.

D. Please state type and colour of roofing materials. BLUE & WHITE PVC COATED POLYESTER.

E. 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? SEE SITE PLAN FOR ADDITIONAL PARKING.

TREES Please tick **one** box

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

B. The proposal does involve the felling of one of more trees [✓] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: TO GROUND.

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer [ ] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary. SEE ATTACHED STATEMENT.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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

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

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

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

This new total includes the following net floorspace:

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

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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 OF HOTEL.

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A	Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. Signed ..... (Applicant/Agent) Date .....
Certificate B	The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. State Name and address of owner: State Date notice served: TAYLORS GARAGE, PINCHBECK ROAD, SPALDING, LINCS. 5/5/93 Signed ..... Poddingtons (~~Applicant~~/Agent) Date 5th May 1993.

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1	None of the land to which the application relates is or is part of any agricultural holding. Signed ..... Poddingtons (~~Applicant~~/Agent) Date 5th May 1993.
Certificate 2	The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates. State Name and address of tenant: State Date notice served: Signed ..... (Applicant/Agent) Date .....

PODDINGTONS
Architectural Design Consultants

Our ref:

Your ref:

Date: 5th May, 1993.

PROPOSED STATEMENT TO ACCOMPANY PLANNING APPLICATION.

PROPOSED MARQUEE AT WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING.

The Woodlands Hotel has a high standing within the local community for the provision of first class hotel and catering facilities and is anxious to continue this leading roll in South Lincolnshire.

Requests, however, continue to be received for Wedding Receptions and other Special Occasions which cannot comfortably be accommodated within the Hotel's existing dining room facilities and they accordingly wish to provide a Marquee as an overflow dining area to cater for such Receptions in comfort without interfering with the facilities available for and the convenience of residential guests and others attending the Hotel. To facilitate this a separate entrance is included giving direct access into the Marquee, ensuring the privacy of each such occasion.

Such a Marquee has been used on a one off basis for such Receptions in the past which worked extremely satisfactorily but the cost of erecting and dismantling on each such occasion is uneconomic.

The existing kitchen and other facilities within the Hotel can meet the demands of these Special Occasions.

Additional car parking is provided as shown on the plans accompanying this application, the location of which will be notified to those reserving the Marquee.

05 MAY 1993
0419/93

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

to cover existing patio (Approx 18" higher than ground level of adj. House)

Several young trees to be removed

Accuracy :
Neighbours :
Boundaries :
Site Features :

will be very close to adj. House/garden (door + windows pass) Could be overdevelopment of restricted site (see plotter) G'fence (topper work reqd in Bonds)

Inspected by DR
Date 14/7

Site Notice posted by DR
Date 14/7
Expiry

Individual Resident Notices required:

Addresses to be sent to – No 78 Pinkhill Pl + 81 Pinkhill Pl

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

Conditions/Reasons (cont overleaf)

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse ✓ (or equiv)

Signed DR..... Date.....17/7

Notes:

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

Per committee of 13/7/93

Refuse.

Reject reason from agenda.

DC INSTRUCTION SHEET

APPLICATION REF: H16/0419/93

rections

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

PDM 7-5 What if Taylors decide not to allow use of land after P.P. granted
DJ 11/5

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

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G (44, 47 & 52)	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed ...DL Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 360

Receipt No P2633

Date first Rec'd 05 MAY 1993

Registration

Reference H16/0419/93

Cross-Ref N/A

Date 6/5

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of marquee to provide hotel extension

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

Fees
- Correct fee £ 360
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 183 OS Plots –
Grid ref 524760 323350

Ward R Parish SPALDING

Inside IBD Y Inside LP area Y

Constraints:

/	CA Cons Area	–	TR Rural
–	LB Listed – Grade:	–	BP TR proposed 67m
Y	ARC Archaeology	Y	LC Level Cross
–	AM Ancient Mon	–	FP Footpath
–	SSI Special Int	Y	TPO Tree Pres
		–	HAZ Site
		–	AIR Safeguard
		–	LIN Elect
		–	PIP Pipe
		–	CON Waste/contamin

Hazards –

Linked to site Ref

Linked to property Ref 0213969

/ Dist Bound

/ Other:

Planning Records:
Earlier apps

1525/89
0801/92
0837/91
1154/92 – not in system

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

APPLICATION REFERENCE: H16/0419/93 DATE RECEIVED: 05-MAY-93

TYPE: Full

DESCRIPTION: Erection of marquee to provide hotel extension

LOCATION: Woodlands Hotel, Pinchbeck Road, Spalding

APPLICANT: Woodlands Hotel AGENT: Messrs Poddingtons

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 13 JUL 1993

REASON FOR COMMITTEE CONSIDERATION

Resident objection/recommendation for refusal.

RECOMMENDATION

A *Director of Planning & Building Control Services be authorised to refuse permission for the following reason upon completion of consultation with Department of Transport (and any additional reasons if Department of Transport request refusal).*

1 *In the opinion of the Local Planning Authority, the proposed development would result in serious detriment to the residential amenities of the dwelling to the south as a result of the proximity of the proposed structure to that dwelling. The proposal would also give rise to increased levels of activity with a consequent loss to the amenities of the adjoining dwelling and be detrimental to the visual amenities of the locality.*

SCA

COMMENTS

1 Proposal for 70′ x 40′ (max.) marquee extension to the southern side of the Woodlands Hotel constructed of white and blue UPVC coated polyester.

2 Will be sited to within 2′ of the southern boundary and within 7′ of the neighbouring dwelling. Because of difference in site levels, will be visually dominant feature to dwelling, and appear intrusive in street scene.

3 Applicant has secured agreement to use garage car park opposite for extra parking when marquee in use. Previous extensions refused on site due to lack of extra parking space, and because originally approved parking provision not wholly provided. The question of possible enforcement action was considered at that time and it was recommended that this would form the subject of a further report. In the absence of specific complaints or known problems this was not carried out. But the Enforcement Officer will re-appraise the situation as necessary and an appropriate report will be prepared if action is warranted.

4 The question of customers crossing what is in effect a busy Trunk Road, has been discussed with the Department of

Transport. Their verbal response has been that they are unlikely to raise objection providing the parking arrangements specified are adhered to. In view of this there would appear to be insufficient grounds for additional reasons relating to highway/pedestrian safety.

REPRESENTATIONS

Ward Member: Marquee extension is totally unsuitable either permanently or otherwise, considering the character of this fine building. Also concerned about the noise when used, and unsightliness this will cause to immediate neighbours and passers-by in general.

Environmental Services: While part area is a patio, the site abuts a dwelling and intensification likely to have adverse affect on its amenity. Hotel does not hold a public entertainment licence, but in this location even the general noise of a function could become intrusive if the facility is more permanent than occasional. Ventilation may dictate that the fire doors need to be left open.

Public: From occupant of 78 Pinchbeck Road

- Have encountered problems from summer weddings, barbecue fumes and general noise.
- Proposal will result in additional noise in primarily residential area - marquee will not be insulated against noise.
- Visual amenity; would "crowd" dwelling.
- Over-development of site; building already previously extended but retains nature of small private hotel.
- Functions may be desirable from owners point of view, but will result in development out of character and detrimental to dwelling and area.
- Close proximity to residential boundary.

Applicant:

- Marquee will be used as overflow dining area to cater for wedding receptions and other special occasions, served by separate entrance.
- Such a marquee has been used on a one-off basis in the past, successfully, but the cost of erecting and dismantling on each occasion is uneconomic.
- Additional car parking is provided at garage opposite; location of this will be notified to those using the marquee.
- Use will be confined to wedding receptions and other special occasions.

Taylors of Spalding:

- Confirm that our rear garage car parking area can be used.
- Confirm we are happy to endorse that in any necessary agreement.

BRIAN SI I 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

H16/0419/93

FULL

Applicant: Woodlands Hotel
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Erection of marquee to provide hotel extension

Location: Woodlands Hotel
Pinchbeck Road
Spalding
Lincs

Valid date:	05-MAY-93	Terminal date:	30-JUN-93
Target dates:		Target Committee:	23-JUN-93
To case officer	12-MAY-93	Report deadline:	09-JUN-93
Inspected by	19-MAY-93		
Extra contacts	26-MAY-93	Case Officer:	
Report if not clear by	09-JUN-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 185.8 M2
Category: Extension
Listed building: ARCHAEOLOGICAL SITE Other Constraints: LC TPO
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, 78 Pinchbeck Road.	14-MAY-93	04-JUN-93
The Owner/Occupier, 81 Pinchbeck Road.	14-MAY-93	04-JUN-93
Site/Press Advert MIN	14-MAY-93	04-JUN-93
Heritage Lincolnshir 0529 306327	11-MAY-93	25-MAY-93
County Monuments Off 0522 30401	11-MAY-93	25-MAY-93
English Heritage (An	11-MAY-93	25-MAY-93
Department of Transp 0602 476121	11-MAY-93	25-MAY-93
Cllr Mrs A J Teale 0775 766412 (Of	11-MAY-93	18-MAY-93

L.C.C – No Comments – Trunk Road Jo C

P.T.O.

BRIAN [illegible]**H** 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

H16/0419/93

FULL

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Department of Transp 0602 476121	11-MAY-93	25-MAY-93
Cllr Mrs A J Teale 0775 766412 (Of	11-MAY-93	18-MAY-93

L.C.C - No Comments - Trunk Road JC 13/5/93

503. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant	Proposal
H08/0368/93 Lincoln Co-Operative	Single storey front extension to retail store at Co-Operative Branch Store, High Street, Gosberton.
H08/0393/93 Gosberton PCC	Church hall at Gosberton Church, Salem Street/Church Street, Gosberton.

(Subject to suitable conditions to ensure that the provision of the drain does not damage the existing trees on the site.)

(g) **Conservation Area Consent**

Conservation Area Consent be granted for the undermentioned proposals in accordance with the recommendations of the Director of Planning and Building Control Services as amended where indicated:-

Plan No. and Applicant	Proposal
H08/0394/93 Gosberton PCC	Demolish existing church hall and rebuild at Gosberton Church, Salem Street/Church Street, Gosberton.
H02/0487/93 Mr & Mrs R J Capper	Remove unfinished first floor extension and boundary wall at 10 Abbey Walk, Crowland.

(Subject to the time limit within condition 2 being amended to refer to a period of one year, and to a condition requiring the applicant to notify the local planning authority when the work is to commence on the reconstruction of the boundary wall. It was also agreed that the Director of Planning and Building Control Services be authorised to carry out a photographic survey of the wall prior to its demolition.)

(h) **Application Director of Planning and Building Control Services Authorised to Refuse**

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

Plan No. and Applicant	Proposal
H16/0419/93 Woodlands Hotel	Marquee to provide hotel extension at Woodlands Hotel, Pinchbeck Road, Spalding.

(The Director of Planning and Building Control Services reported (i) that a further letter of objection had now been received from the existing objector and (ii) that suggested conditions had been submitted by the Department of Transport.)

(O.A. denotes outline application.)

LATE OBS: Off. ... Date.. 8/7
Salient points highlighted

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEX 377681
SWITCHBOARD 0602 476121 Ext 455
GTN 6202

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2EX

Your Ref: H16/0419/93

Our Ref: EMRT F247233 Pt 2.

Date: 28th June 1993

For the attention of D. Roberts Esq.

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PLANNING APPLICATION FOR THE ERECTION OF A MARQUEE TO EXTEND HOTEL AT WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING.
A16 NORMAN CROSS - GRIMSBY TRUNK ROAD

I refer to the detailed application dated 11th May 1993 in respect of the above mentioned development. As you are aware the Department is not issuing directions under Article 14 of the GDO in respect of trunk roads controlled by 30 mph and 40 mph speed limits; however, I would be grateful if you would accept the following advice under Article 18.

I would not wish to raise objection to the development in particular, however in the interests of trunk road traffic safety I suggest that you impose the following conditions for the reasons stated to any planning permission that you may issue:-
The layout of the site and additional car parking arrangements shall be as shown on the on the deposited plan drawing number RNW 2523-J2 dated April 1993 and provided the first 20m of the south access to Taylor's Garage (83 Pinchbeck Road) is kept clear of parked cars/vehicles for sale at all times.
REASON FOR CONDITIONS ADVISED ABOVE:-
To enable two vehicles to pass simultaneously in the mouth of the access serving both the garage and car park to minimise interference to the free and safe flow of trunk road traffic.
I look forward to a copy of the decision notice on determination of the planning application.

Yours faithfully

J J BACH
for Director of Network Management and Construction

cc The Director of Highways and Planning, Lincs County Council

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM : DIRECTOR OF ENVIRONMENTAL SERVICES DATE : 28.5.93

OUR REF : JC/JMC/PC

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

Planning Application H16/0419/93
Marquee, Woodlands Hotel, Spalding

Whilst part of the area is already a patio for the restaurant the garden abuts a residential property and any intensification of use is likely to have an adverse effect on the external amenity of the dwelling.

The type and scale of function, hours and period of use which will dictate the degree of impact are not specified nor is whether the marquee will also be used for general purposes at other times. The Hotel does not hold a Public Entertainment Licence, but in this location even the general noise of a function could become intrusive if the facility is more permanent than occasional. Ventilation needs of the facility may require the fire exits to be left open.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
28 MAY 1993

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

When calling please ask for: Mr I K George Ext 07
Sites and Monuments
Record Officer

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Yr ref: H16/0419/93
My ref: IKG/DEL

17 June 1993

Dear Sir

RE: WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING.

Thank you for consulting the Lincolnshire County Council Sites and Monuments Record in respect of the above proposal.

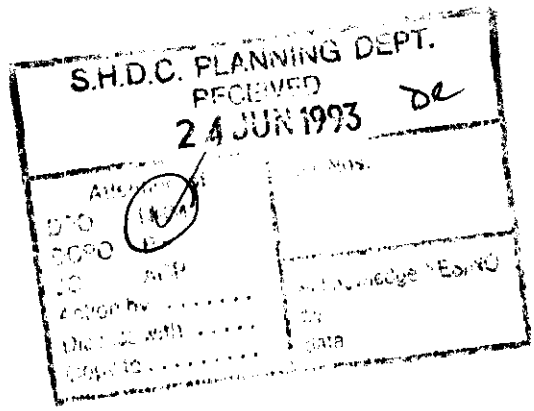
As far as this office is concerned this proposal affects no known sites of archaeological interest.

If any finds of archaeological interest are made these should be reported to the Archaeological Officer of the Lincolnshire County Council.

Yours faithfully

S. Cathey

for Countryside Manager



Director: G.N. Keighley

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 10th June, 1993.

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUN 1993 DR

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

For the attn. of Mr. D. J. Roberts

Planning Department,
S.H.D.C.,
Priory Road,
Spalding, Lincs.

Dear Sirs,

PROPOSED MARQUEE AT WOODLANDS HOTEL, FINCHBECK ROAD, SPALDING.
PLANNING REFERENCE NO. H16/419/93.

We refer to your letter dated 19th May, and enclose two copies of our drawing nos. RMB/2523/1A & 2A, showing the additional information requested.

We also enclose letter from Messrs. Taylors of Spalding, confirming their agreement to the proposed car parking arrangements.

With regard to the final paragraph of your letter, it is not our Client's intention to use the marquee for purposes other than those indentified in the application.

If you require any further information please do not hesitate to contact this office.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

ENC.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

VAUXHALL

TAYLORS of Spalding Ltd.

Cars and Vans, Sales, Service, Parts & Accessories

85 Pinchbeck Road,
Spalding,
Lincs PE11 1QQ.
Tel: (0775) 725391 767461

Ref: H16/419/93

Dear Sir,

The Woodlands Hotel, Pinchbeck Road, Spalding.

We write to confirm that we have already intimated to Mr.Stuart Sturgis of The Woodlands Hotel Pinchbeck Road Spalding that he may use our rear garage car parking area whenever he wishes for guests parking etc in connection with his hotel (copy letter attached) and we confirm that we are happy to endorse that in any necessary agreement entered into by Mr.Sturgis with your Authority relating to permanent Marquee at his hotel.

Yours faithfully,

B Thompson

Director.

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

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

Company No. 452001
VAT No. 119 0132 78
Reg. Office: Sleaford Road, Boston.

VAUXHALL

TAYLORS of Spalding Ltd.

Cars and Vans Sales, Service, Parts & Accessories

85 Pinchbeck Road,
Spalding,
Lincs. PE11 1QG
Tel. (01775) 723501 767461

Ref H16/419/93

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.T. Taylor, N. J. Taylor,
D. C. Taylor, J. Thompson.

Company No. 452661
VAT No. 119 6132 78
Reg. Office: Sleaford Road, Boston

Messrs Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA.

Mr D Roberts

DJR/JJ H16/419/93

TAS/LJA

16 Jun 1993

Dear Sir,

PROPOSED MARQUEE, THE WOODLANDS HOTEL.

Thank you for your letter and plans and enclosure dated 10th June 1993. These will be placed with the file, but there would still appear to be one outstanding matter. That is how the difference in site levels will be accommodated, as mentioned in the first paragraph of my letter of 19th May.

I would be grateful if you could submit further information regarding this.

Yours faithfully

Spoke to Agent 18/6
Confirm / submitted
details acceptable

N Midlen
Principal Planning Officer
Development Control

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

S.H.D.C. PLANNING DEPT.
RECEIVED
3 JUN 1993
DC

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....

File Nos.

Acknowledge YES/NO
by ST
date 3/6

Our Ref: RWL/JT

Your Ref:

Date: 2nd June, 1993

OBJECTION

Dear Sirs,

re: Planning Application H16/0419/93
The Woodlands Hotel

We are instructed by Mr. L.R. Smith of 78 Pinchbeck Road Spalding who has perused the plan for the erection of a marquee at Woodlands Hotel immediately adjoining our client's property.

We are sure your files will show that over the last few years there have been considerable problems between Woodlands Hotel and our client both in terms of Woodlands failure to comply with undertakings as to fencing and noise eminating from the property - in particular from summer weddings - fumes from barbeques and general noise.

The problems became accute two summers ago when a number of wedding receptions were conducted in a marquee on the property.

We understand the current application is for the erection of a permanent marquee and we have to say that our client objects in the very strongest terms to this application.

Our client's reasons for objecting are as follows:-

1. **Noise**

Our client already suffers a certain amount of background noise from the hotel and although efforts have been made (such as not opening the dining room doors) this does still cause inconvenience to our client. Our client regrettably has to put up with this but no further increase in noise can be tollerated. Experience of marquees on the premises in the past have shown that there will be considerable noise - indeed it would not be much of a wedding reception if it were quiet! - and obviously a marquee is not insulated for sound. The area is primarily a residential area and there can be no justification for permitting noisy outdoor gatherings with or without music on this property.

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

2. **Visual Amenity**

The erection of a marquee would clearly "crowd" our client's property which is already severely over burdened by the presence of the existing extension.

3. **Over Development of 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 dining area. Its nature is however that of a small private hotel catering mainly for residents and dinner quests. Whilst no doubt functions are something that are desirable from an income point of view to the owners they would produce a much more sericus adverse effect on the neighbours in terms of noise and the movement of vehicles and this would be an unwarranted extra development on the site. Our client doubts whether the existing user is really compatable with a residential area - any further development of the site is certainly out of character for the area and will impinge greatly upon our client and his property.

It is abundantly clear from Poddingtons statement of the 5th May 1993 that this development is designed as "an overflow to dining area" and to "cater for receptions". Both of these activities will be carried out immediately adjacent to our client's property and at an unacceptably close distance. Such activities in the past have caused extreme disturbance and annoyance to our client and any repedition must be prevented. The statement by Poddingtons that these receptions have "worked extremely satisfactory" in the past is quite unacceptable. They may well have made profits for Woodlands Hotel but they have caused extreme upset and anguish to adjoining owners and must not be allowed to continue.

We trust this letter will be placed before your members and that they will be urged to reject the application.

Yours faithfully,

The Chief Planning Officer,
Planning and Building Control Department,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.

OBJECTION LATE OBS: 9th JR Date 8/7
Salient points highlighted ✓

Naples & 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

Our Ref:	Your Ref:	Date
RWL/JT	H16/0419/93	7th July, 1993

Dear Sirs,

re: Planning Application
Woodlands Hotel Pinchbeck Road

we thank you for your letter of the 3rd June and apologise for writing to you at this late date.

However there have been significant developments which we feel your Committee should be aware of prior to making its decision.

A marquee was erected on the premises on Thursday the 1st July. This marquee was approximately fifty feet long, twenty feet wide and fifteen feet high. It adjoins one side of the Hotel and is some twelve feet from Mr. Smith's bedroom in 78 Pinchbeck Road.

A wedding party with about thirty cars arrived at approximately 4.30 p.m. on Saturday the 3rd July and music and conversation was audible on our client's premises until late in the evening. The music in fact stopped at roughly 11.45 p.m.

This is quite clearly a considerable loss of amenity to our client - Mr. Sturgess, the owner of Woodlands Hotel, was told when he originally had his Justices Licence granted that he was only to have soft background music inside the Hotel which was not to be audible outside the property. Clearly this is not now being followed and our client looks to the Planning Authority to prevent a repetition of the nuisance suffered by our client by refusing the Planning Application.

Yours faithfully,

The Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JUL 1993 DC

Attention of
DPO
DDPO
JC

File Nos.

S1 8/7

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

HERITAGE LINCOLNSHIRE

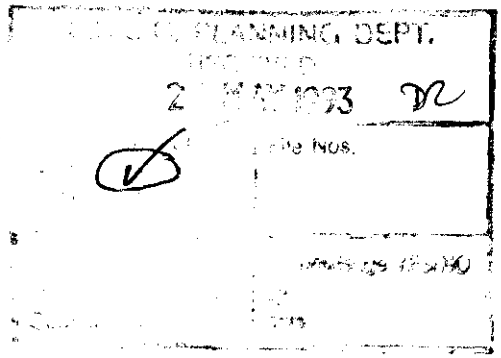
SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H.16/0419/93. Registered Week beg. 5/5/93

Application: Erection of marquee as hotel extension

Location: Woodlands Hotel, Pinchbeck Rd. SPALDING.

1. Watching Brief
2. Evaluation
3. Survey
4. Scheduled Ancient Monument.
5. Listed Building.



COMMENT: This application has been submitted for consultation, but it is not felt that a marquee would damage any archaeological remains. In the application plan there is reference to a Car Park on the opposite side of Pinchbeck Road, but unless there is major ground disturbance here there is again little likelihood of archaeology being affected

Signed R.H. Healey Date 24 May 93

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

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

RECEIVED
12 MAY 1993
HERITAGE LINCOLNSHIRE

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0419/93

Applicant: Woodlands Hotel
Pinchbeck Road
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Erection of marquee to provide hotel extension

H Noted: CAR PARK ALSO IN APPLICATION & ON PLAN

Location: Woodlands Hotel Pinchbeck Road Spalding Lincs (ON OPPOSITE SIDE OF THE ROAD)

Type: FULL

11-MAY-93

Dear Sir/Madam,

CONSULTATION ON PLANNING APPLICATION

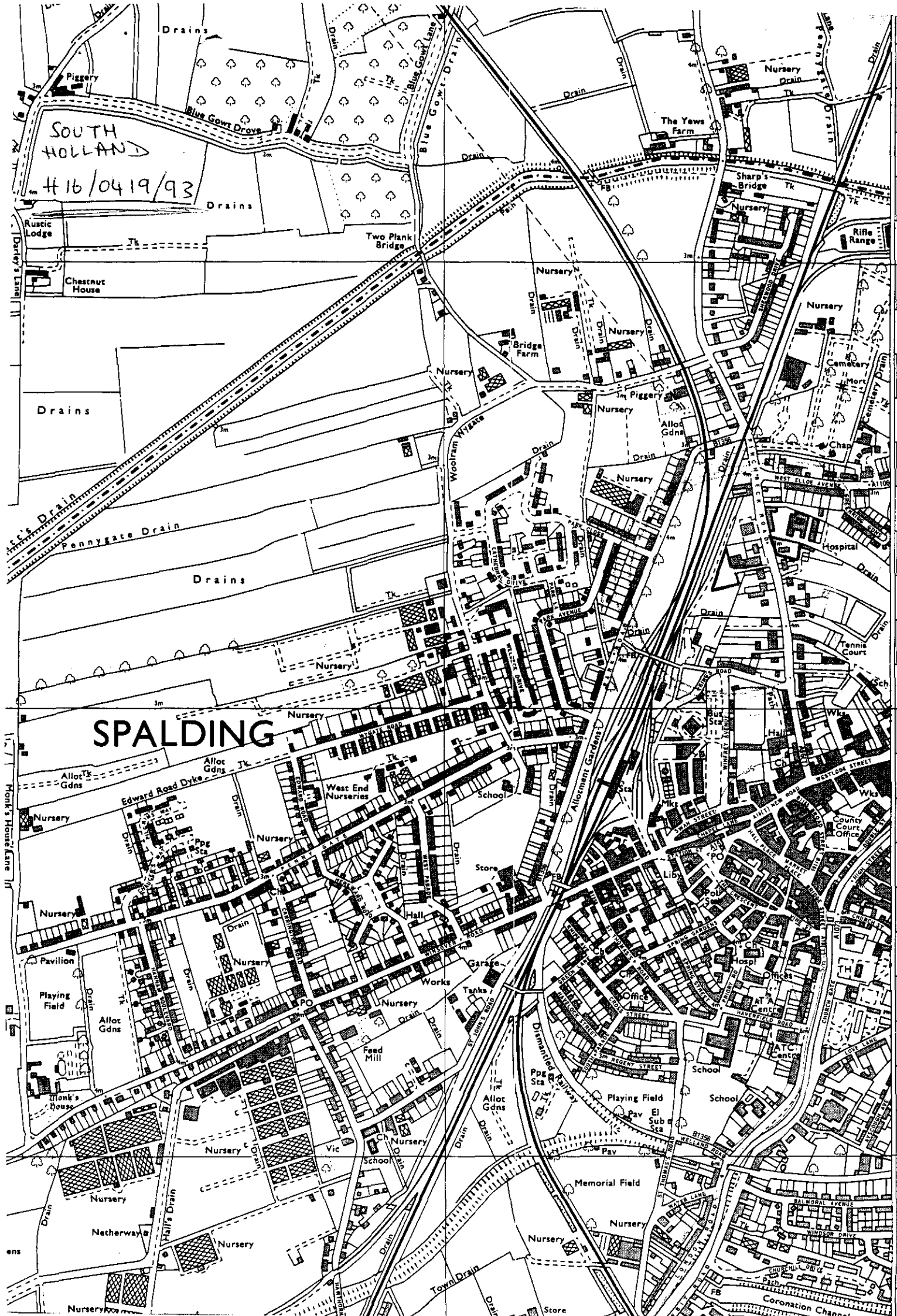
I have received an application for the above proposal, and should be pleased to receive any observations you may wish to make.

Your comments should be sent to me by 25-MAY-93 quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Heritage Lincolnshire
28 Boston Road
Sleaford
Lincs
NG34 7ET


SOUTH HOLLAND
#16/0419/93
SPALDING
Blue Gowt Drove
Blue Gowt Lane
Blue Gowt Drain
Pennygate Drain
Woolram Wygate
Hall's Drain
Town Drain
Allotment Gardens
Edward Road Dyke
Monk's House Lane
Darley's Lane
Cemetery Drain
Piggery
Rustic Lodge
Chestnut House
Two Plank Bridge
Bridge Farm
The Yews Farm
Sharp's Bridge
Rifle Range
Cemetery
Hospital
Tennis Court
Bus Sta
Library
Police Sta
Fire Sta
Hospl
Offices
County Court Office
ATC Centre
Pavilion
Playing Field
Allot Gdns
Monk's House
Feed Mill
Garage
Works
Tanks
Store
Hall
School
Vic
Ch
PO
Pav
El Sub Sta
Ppg Sta
Mkt
Memorial Field
Netherways
Dismantled Railway
Coronation Channel
Drains
Nursery
Drain
Tk
FB
3m
4m
24
23
22
47
52°
A151
B1356
B1165
A1101

Messrs Poddingtons,
43 Double Street,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H16/419/93

19 May 1993

Dear Sir,

ERECTION OF MARQUEE, WOODLANDS HOTEL, SPALDING.

With reference to the above application. I note that the proposed marquee is to be erected over the existing patio area. It was evident on the site inspection that the level of the patio was approx. 18" higher than the surrounding land. The submitted plans show that the edge of the marquee will overlap the edge of the patio and I am curious to know how the difference in levels will be accommodated. I would request therefore the submission of a detailed cross section showing how this 'overlap' will be dealt with and an indication of the floor level of the marquee in relation to natural ground levels.

As a separate issue I shall also require written confirmation from Messrs Taylors that they will be prepared to enter into a planning obligation, or comply with a condition (whichever may be most appropriate) to the effect that the parking provision shown will be available for use at all times when functions are being held in the marquee.

Finally, as the marquee will be a permanent structure (i.e. not to be dismantled after each function) would it be correct to assume that it will be used for purposes other than wedding receptions and special occasions as an overspill annexe to the main hotel. I would request your response to the matters raised within the next 14 days in order that the determination of the application is not unduly delayed.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

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: H16/0419/93

Applicant: Woodlands Hotel
Pinchbeck Road
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Erection of marquee to provide hotel extension

Location: Woodlands Hotel Pinchbeck Road
Spalding Lincs

Type: FULL

Date received: 05-MAY-93

11-MAY-93

Dear Cllr Mrs A J Teale

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D J ROBERTS

As applications can be determined under delegated powers in many cases, please let me know by 18-MAY-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs A J Teale
21 Cross Street
Spalding
Lincs
PE11 2YQ

I request that this application be considered by Planning Committee, because I feel a marquee extension is totally unsuitable either permanently or otherwise considering the character of this fine building. I am also concerned about the noise* and unsightliness this will cause to immediate neighbours and passers by in general.

Signed: Amy J Teale

* when used

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAY 1993 DR

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2633
Date received : 05-MAY-93

Received from

Woodlands Catering

Address

Woodlands Hotel
Pinchbeck Road
Spalding
Lincs

Fee paid	£	360.00
VAT	£	0.00
Total received	£	360.00

Cash/Cheque : Cheque

Signed. S A Hicks
(Authorised Collector)

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 5th May 1993.

Mr. B. Smith,
Director of Planning & Building Control Services,
Planning Department,
S.H.D.C.,
Priory Road,
Spalding.

Dear Sir,

PROPOSED MARQUEE AT WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING.

We enclose herewith planning application for proposed marquee at the Woodlands Hotel, for your consideration.

Yours faithfully,
Poddingtons,

pp T. A. PRIDMORE.

S.H.D.C.
04/19/93

ENC.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 AUG 1993
H16/4/93

JDL/JW/1235

4th August 1993

For the attention of

Mr B Smith
Director of Planning and Building Control Services
Planning Control
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

Dear Brian

Re Woodlands Hotel, Pinchbeck Road, Spalding

I rang your office to speak with you on the above matter this afternoon but you were engaged. As I am about to embark on holiday tomorrow, I thought that I should write to you on this issue to find out whether you might agree with me that a preliminary meeting would be useful.

Yes thanks.

I have been instructed by Mr Sturgess and his solicitors to act for them in the preparation of an Appeal against the recent Planning Refusal for his marquee. In that connection, I have advised them that I ought to consult the Planning Authority before embarking on such a route to try to establish whether the Refusal was given on the basis that no consolidation or expansion of the exisiting facilities would be acceptable or that it was the specific nature of this proposal that caused the concer

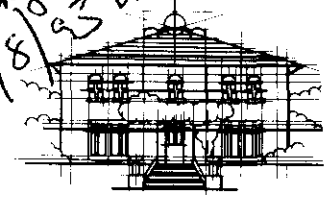
The purpose of my seeking a meeting and discussion is to try to establish whether the Appeal route is avoidable because it is time consuming, costly and disruptive to all parties. If it was possible to enable Stuart Sturgess to make his operation more viable whilst recognising that it is, in its Application form , a cause for some concern then perhaps a discussion might help to resolve this.

If you agree to such a meeting when I return could I ask your secretary to arrange a meeting with my own in my absence.

Yours sincerely
pp John D Lynch Partnership

John D Lynch

Meeting arranged 18/8/93 DPO/MCM.



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.

FILE NOTE

NRM/JJ
H16/419/93
23 Aug 1993

Meeting on 18th August 1993. Present DFBCS, NRM and J Lynch (for applicant).

Subject, erection of Marquee to provide hotel extension, Woodlands Hotel, Pinchbeck Road, Spalding.

Mr Lynch explained that he had been asked by the applicants to handle an appeal against the recent refusal for marquee, but before doing so, he wished to explore whether the Planning Authority felt there was any possibility of an amended scheme being acceptable, or whether there was a fundamental objection to the extension of the hotel. Brian Smith explained that he thought there might be some likelihood of the Committee favourably considering a proposal for the marquee situated further away from the adjoining house towards the rear of the site, with some form of physical protection between the adjoining dwelling and the terrace of the hotel, to minimise certain disturbance. NRM pointed out that there would need to be some linkage between the use of the marquee and the availability of the extra car parking at Taylors garage which, unless there was a firm legal agreement between the applicant and Taylors, might mean that the applicant was unwilling to spend on permanent works. If adequate extra car parking could be provided on the other side of the Trunk Road (since the Trunk Road Authority did not object to this in principle) another outside possibility might be to set the marquee on the existing car park. This would remove the objections of the next door neighbour. Mr Lynch explained that he had not discussed these possibilities with his Client and would obviously have to go back and meet with him to decide how to proceed.

N Midlen
Principal Planning Officer
Development Control

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: H16/0419/93

Applicant: Woodlands Hotel
Pinchbeck Road
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Erection of marquee to provide hotel extension

Location: Woodlands Hotel Pinchbeck Road
Spalding Lincs

Type: FULL

03-AUG-93

Dear Sir/Madam,

PLANNING APPLICATION

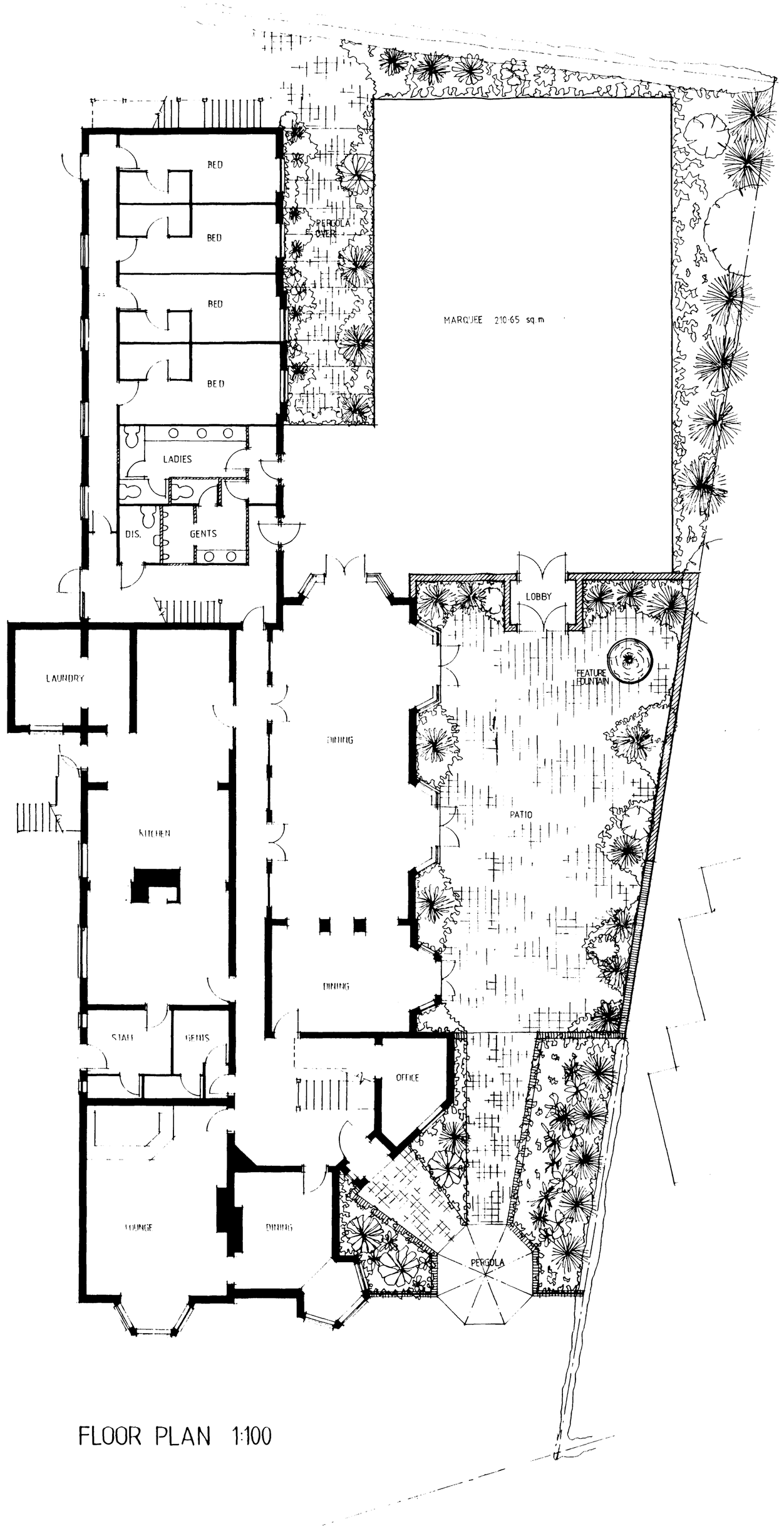
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

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

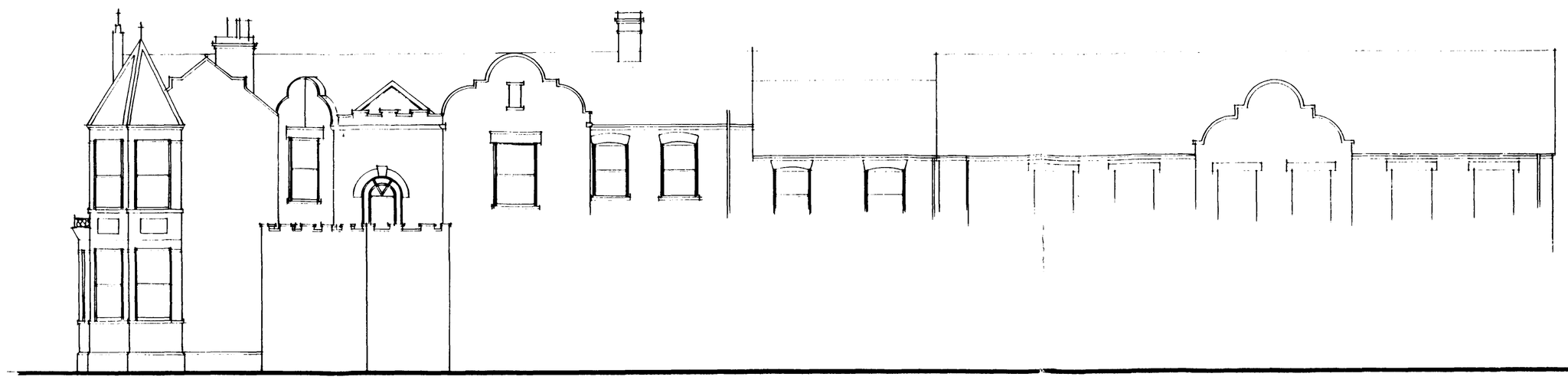
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr L R Smith - via agent
78 Pinchbeck Road
Spalding
Lincs

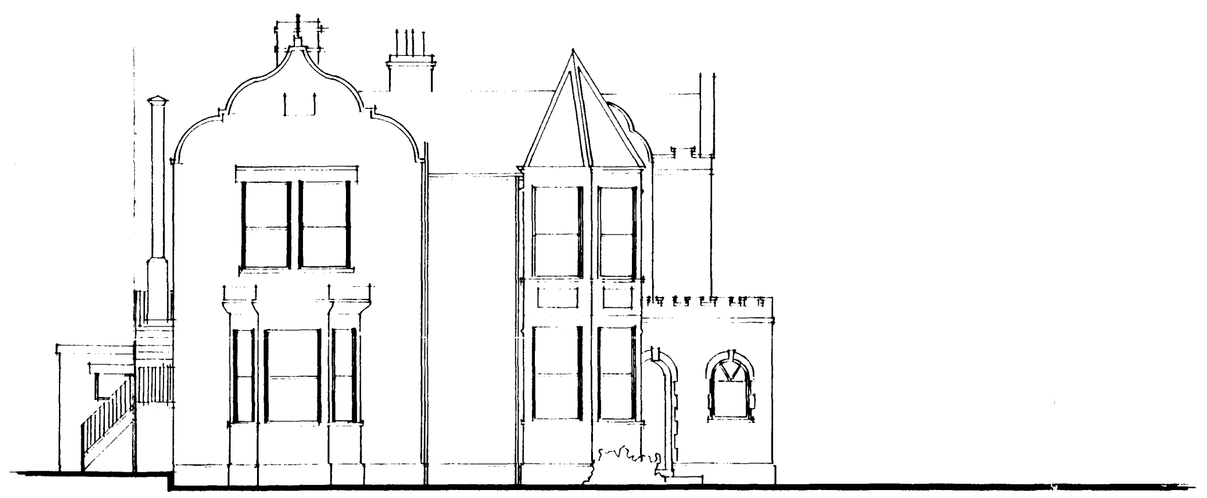
Maples & Son - Ref. RWL/JT
23 New Road
Spalding
Lincs PE11 1DH.



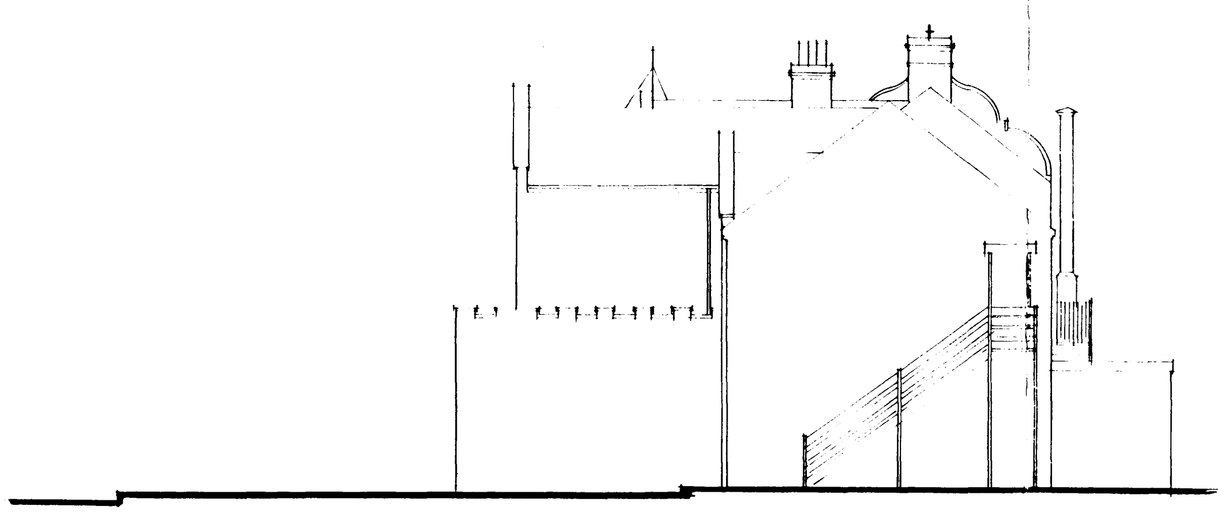
FLOOR PLAN 1:100



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Plans Rcft
for discussion
& Meeting 8/9/93
John Lynch / Stephen
Smith / DSR.

Further detail via a.v.i Council Dept
& myself
Not committed works

revision *date*

notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other that that for which it is issued without written permission from the John D Lynch Partnership.

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

All details shown on this drawing including founuations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

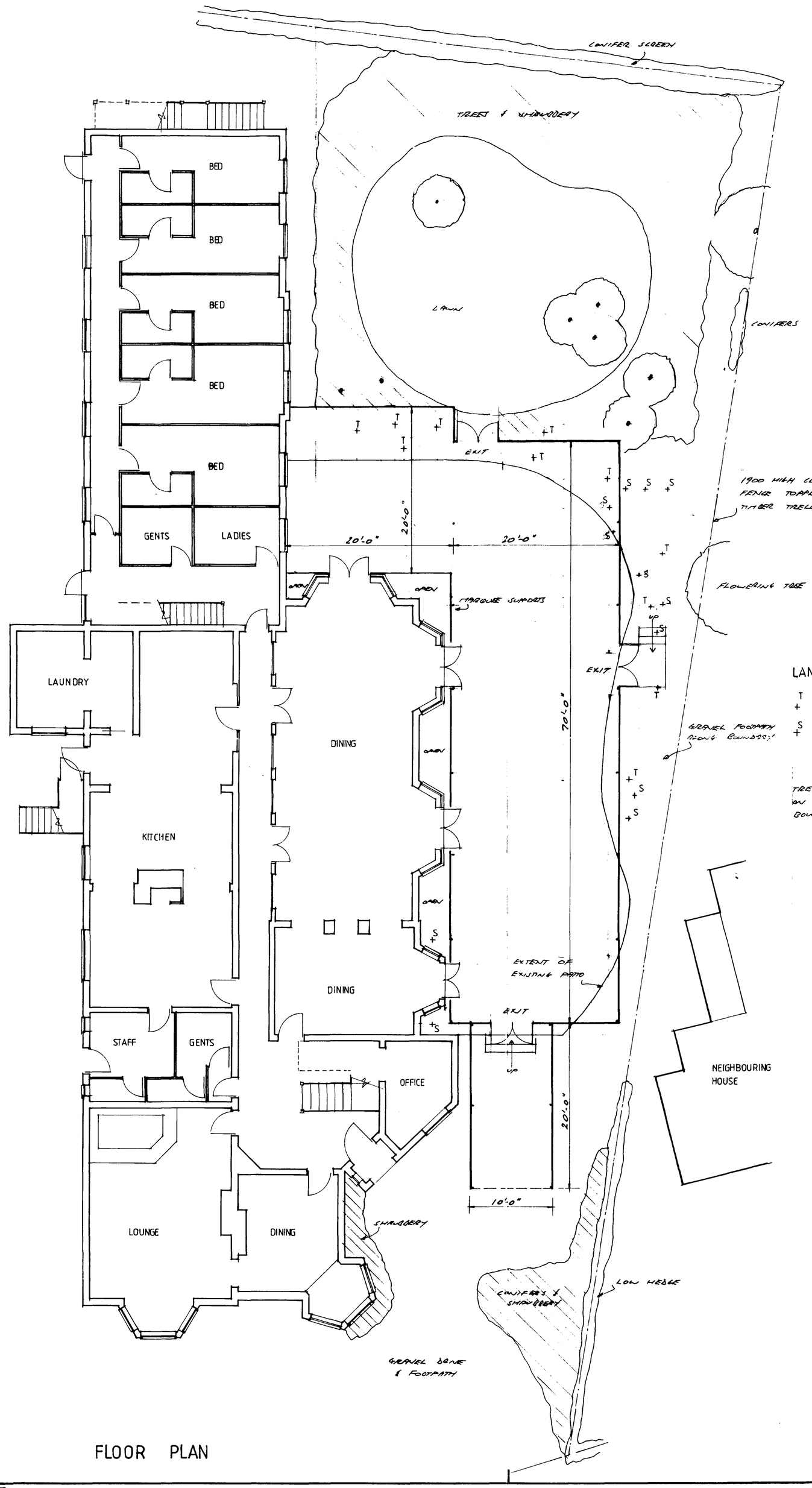
project/drawing
WOODLANDS HOTEL, PINCHBECK ROAD, SPALDING

PROPOSED MARQUEE

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

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

revisions



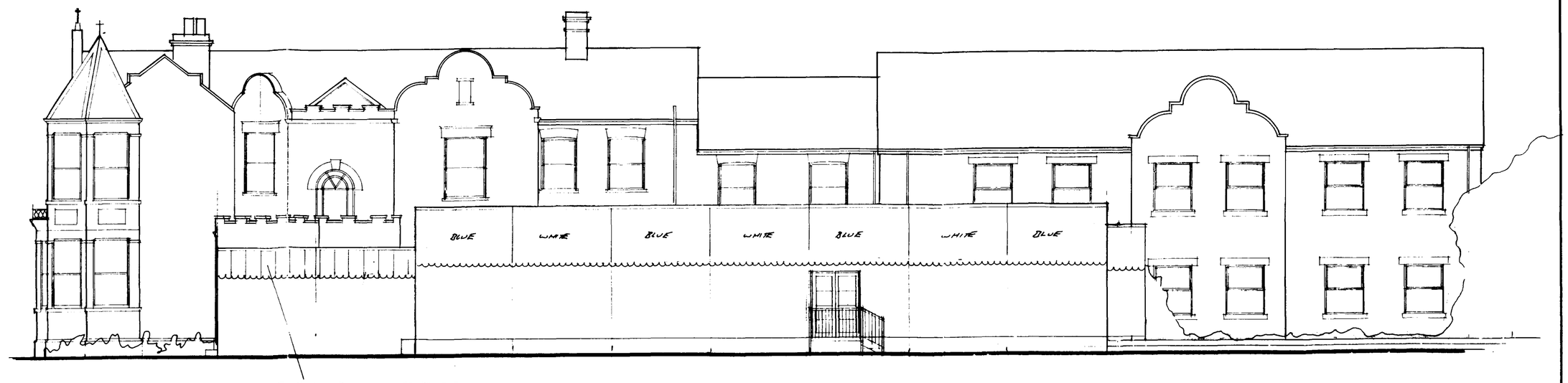
FLOOR PLAN

LANDSCAPING

T — DENOTES TREE TO BE REMOVED

S — DENOTES SHRUB TO BE REMOVED. SMALL GROUND COVERING SHRUBS DISREGARDED.

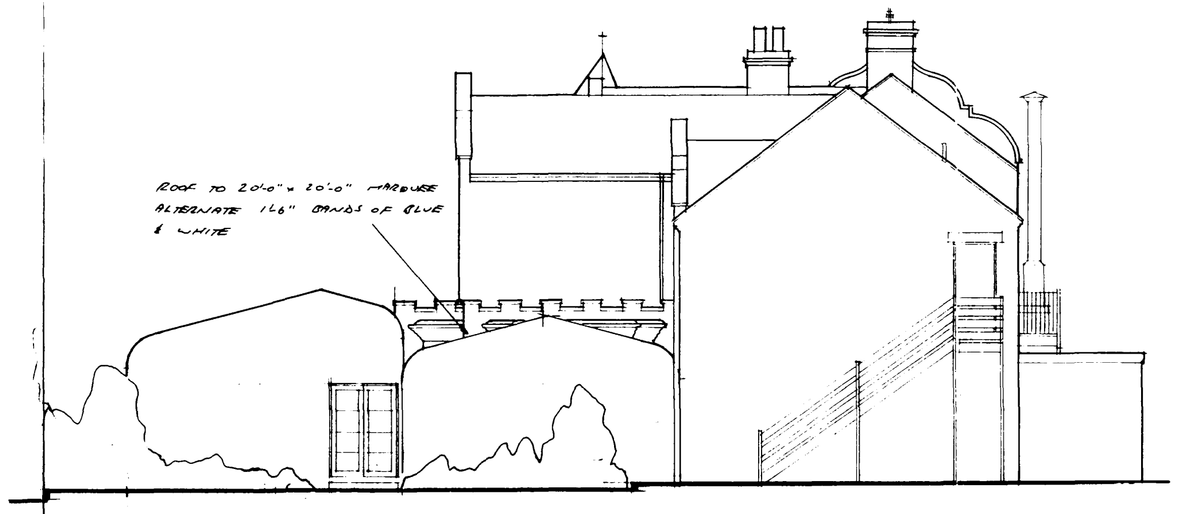
TREES & SHRUBS IN PLANTERS THAT STAND ON THE PATIO ARE TO BE RESITED ALONG BOUNDARY WHILST MARQUEE IS ERECTED.



SOUTH



WEST



EAST

04/9/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

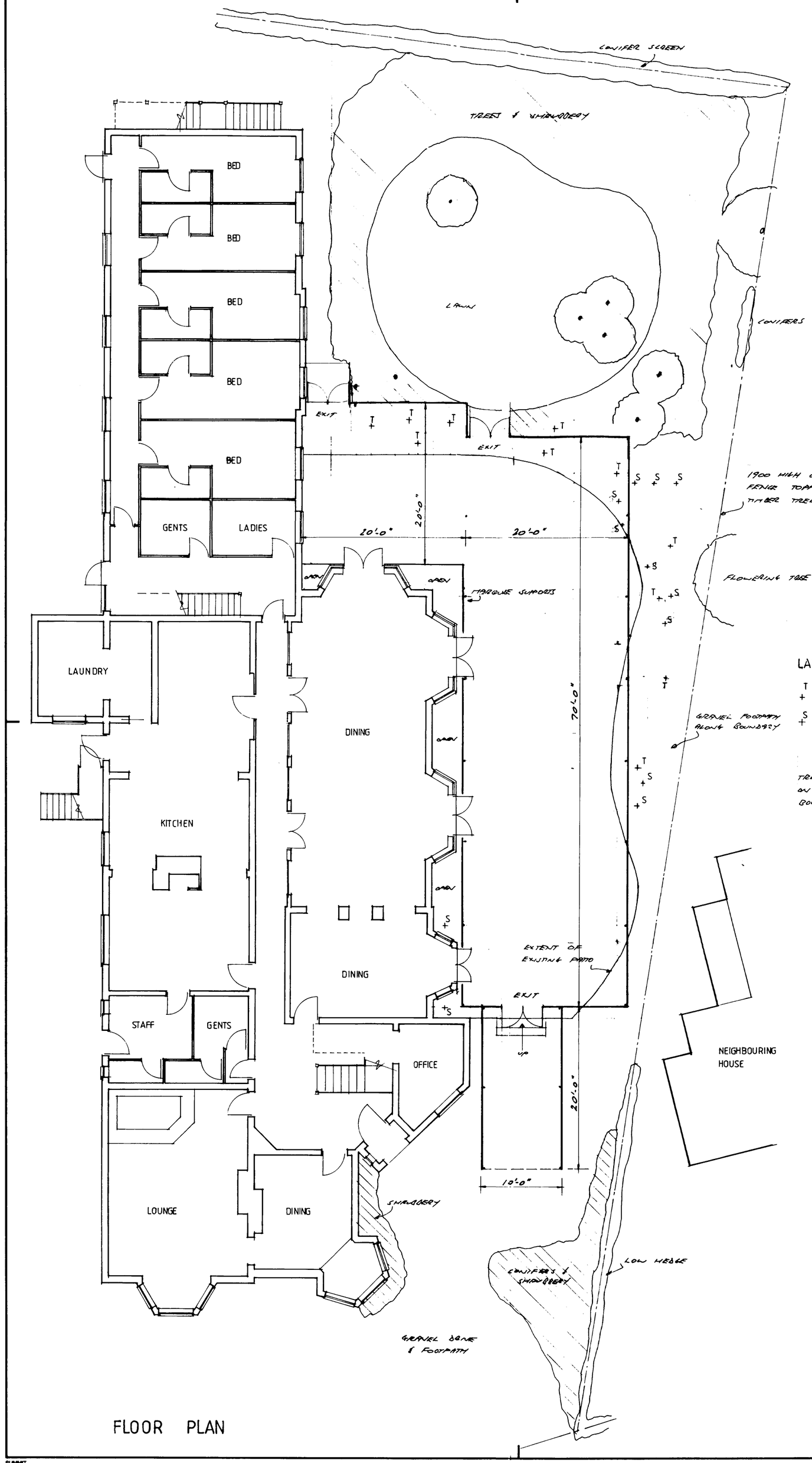
project

WOODLANDS HOTEL
PINCHBECK ROAD SPALDING
PROPOSED MARQUEE

drawing

PLAN & ELEVATIONS

scale	drawing no.
1/8" TO 1'0"	Ref. 2523-1
APRIL 93	RHR. checked



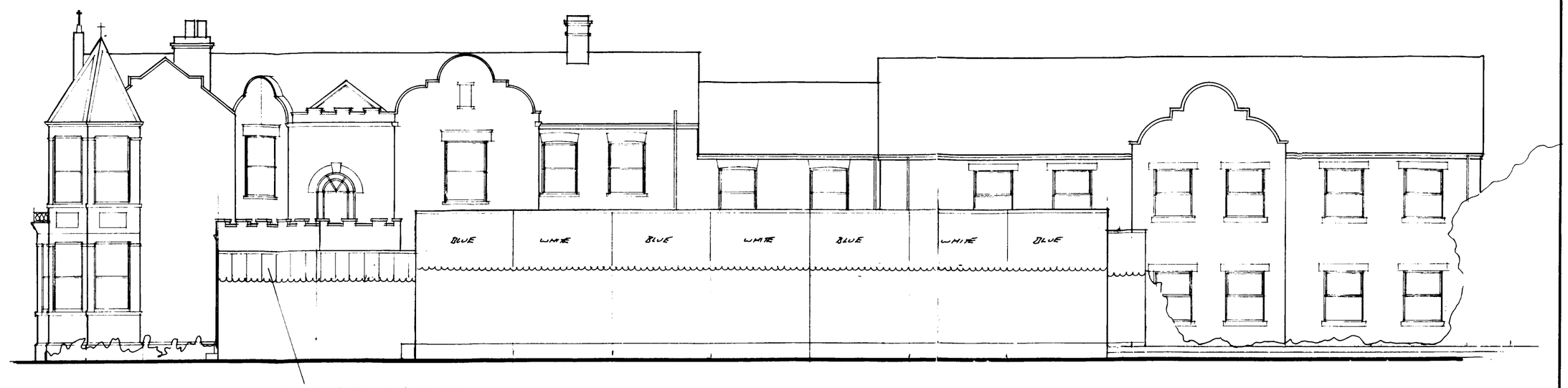
FLOOR PLAN

LANDSCAPING

T + DENOTES TREE TO BE REMOVED

S + DENOTES SHRUB TO BE REMOVED SMALL GROUND COVERING SHRUBS DISREGARDED.

TREES & SHRUBS IN PLANTERS THAT STAND ON THE PATIO ARE TO BE RESITED ALONG BOUNDARY WHILST MARQUEE IS ERECTED.

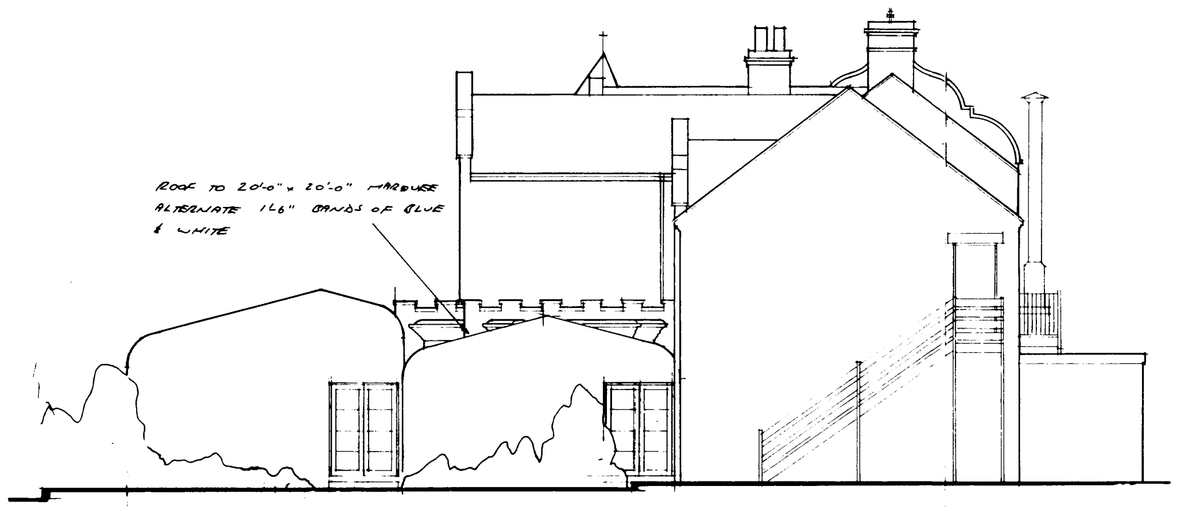


SOUTH

ROOF TO EXTENSION ALTERNATE 1'-6" WIDE BANDS OF BLUE & WHITE



WEST



EAST

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUN 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Passes with .....
Copies to .....
File Nos.
Acknowledge YES/NO
Ltr
Tel

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	94-97	RJR	ALTERATION FOR DOUBLE DOOR SOUTH SIDE TO EXIT END OF MARQUEE

PODDINGTONS
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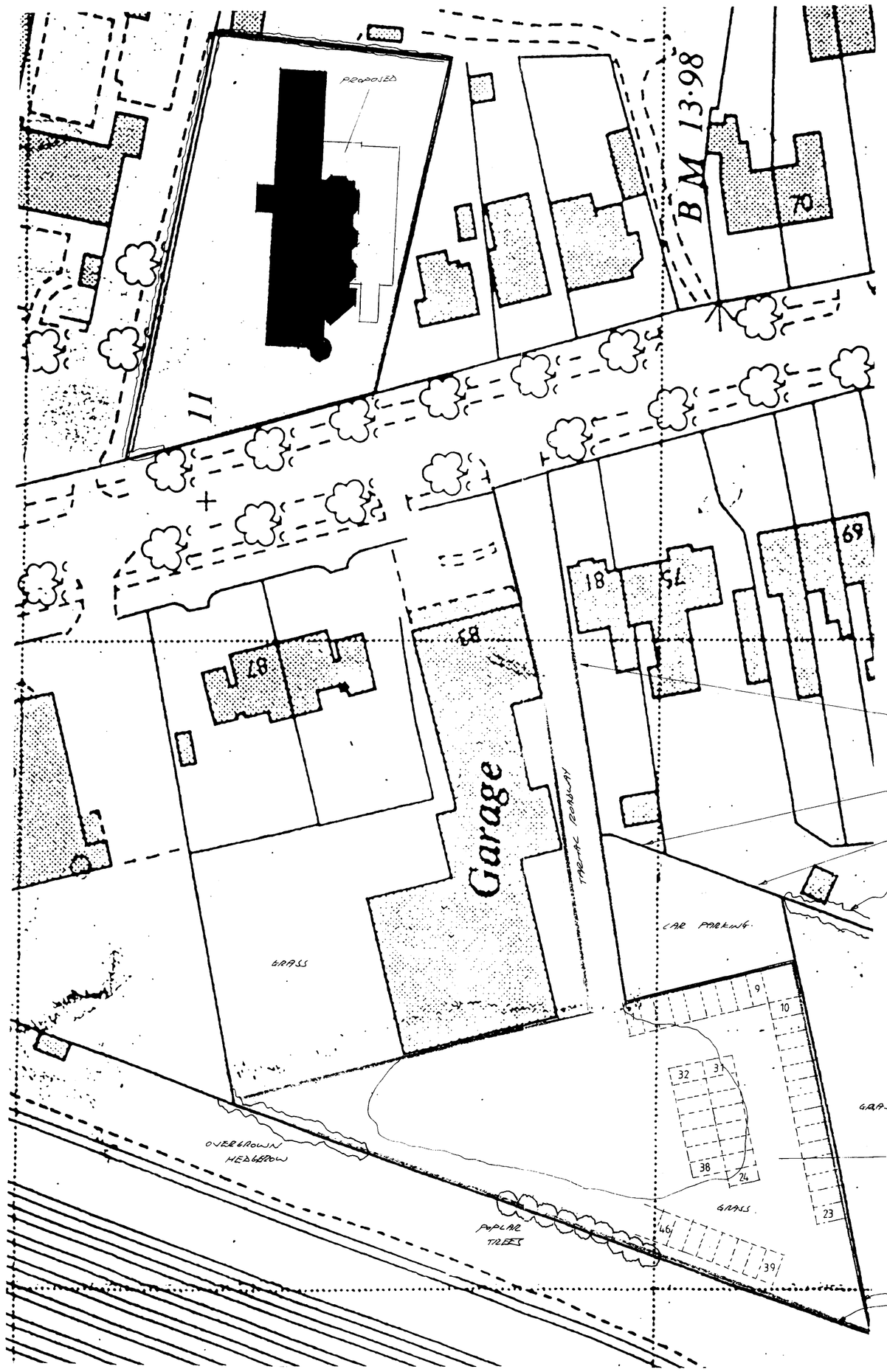
project
WOODLANDS HOTEL
PINCHBECK ROAD SPALDING
PROPOSED MARQUEE

drawing
PLAN & ELEVATIONS

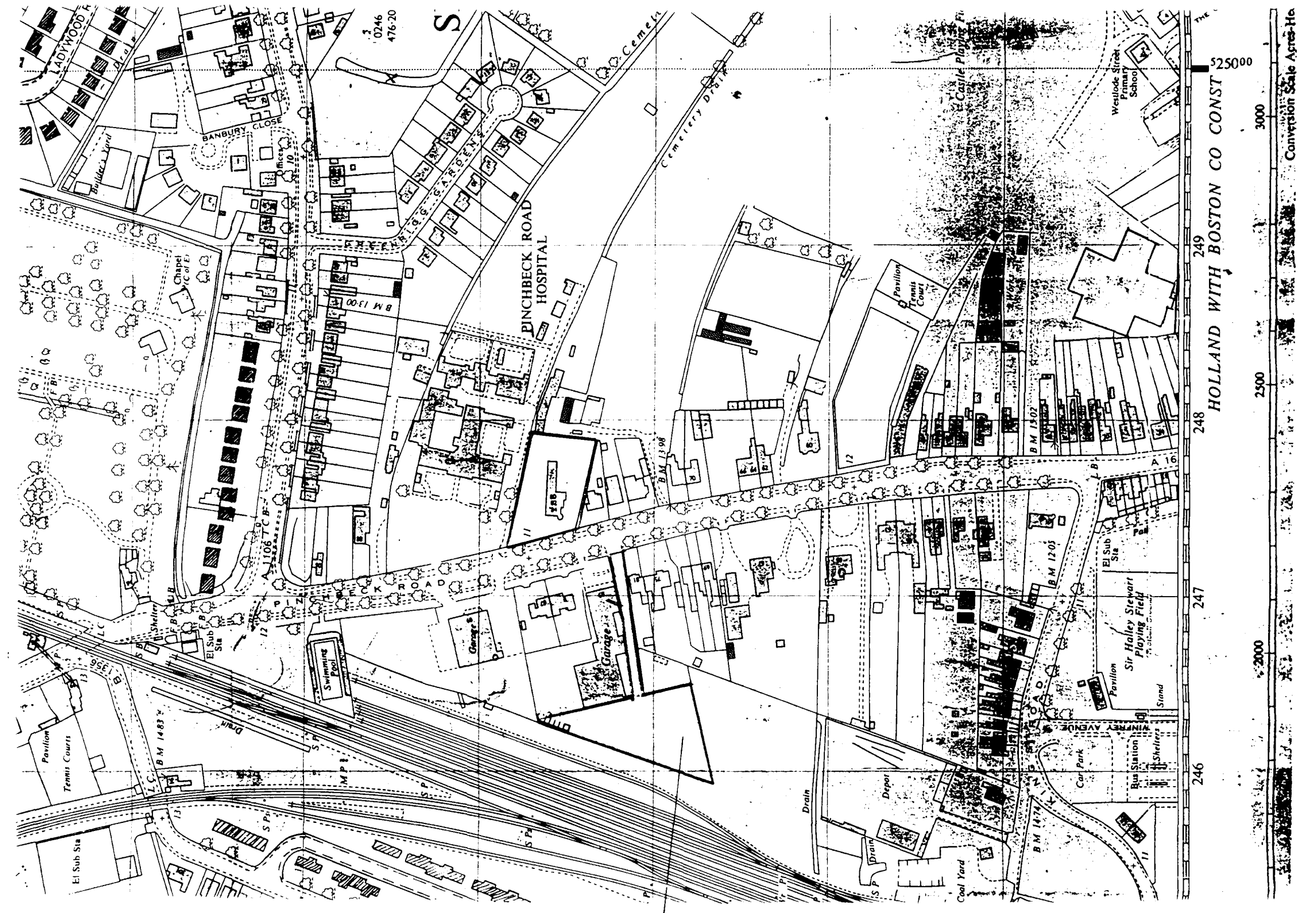
scale: 1/8 TO 1'0"
drawing no.: RJR 2523-1
A
APRIL 93
RJR
checked

SUMMIT
1251.3921


HOLLAND WITH BOSTON CO CONST
2500
2500
2500



SITE PLAN scale approx 1-500



LANDS SHADED BLUE OWNED BY OTHERS

LOCATION PLAN scale 1-2500

0419/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

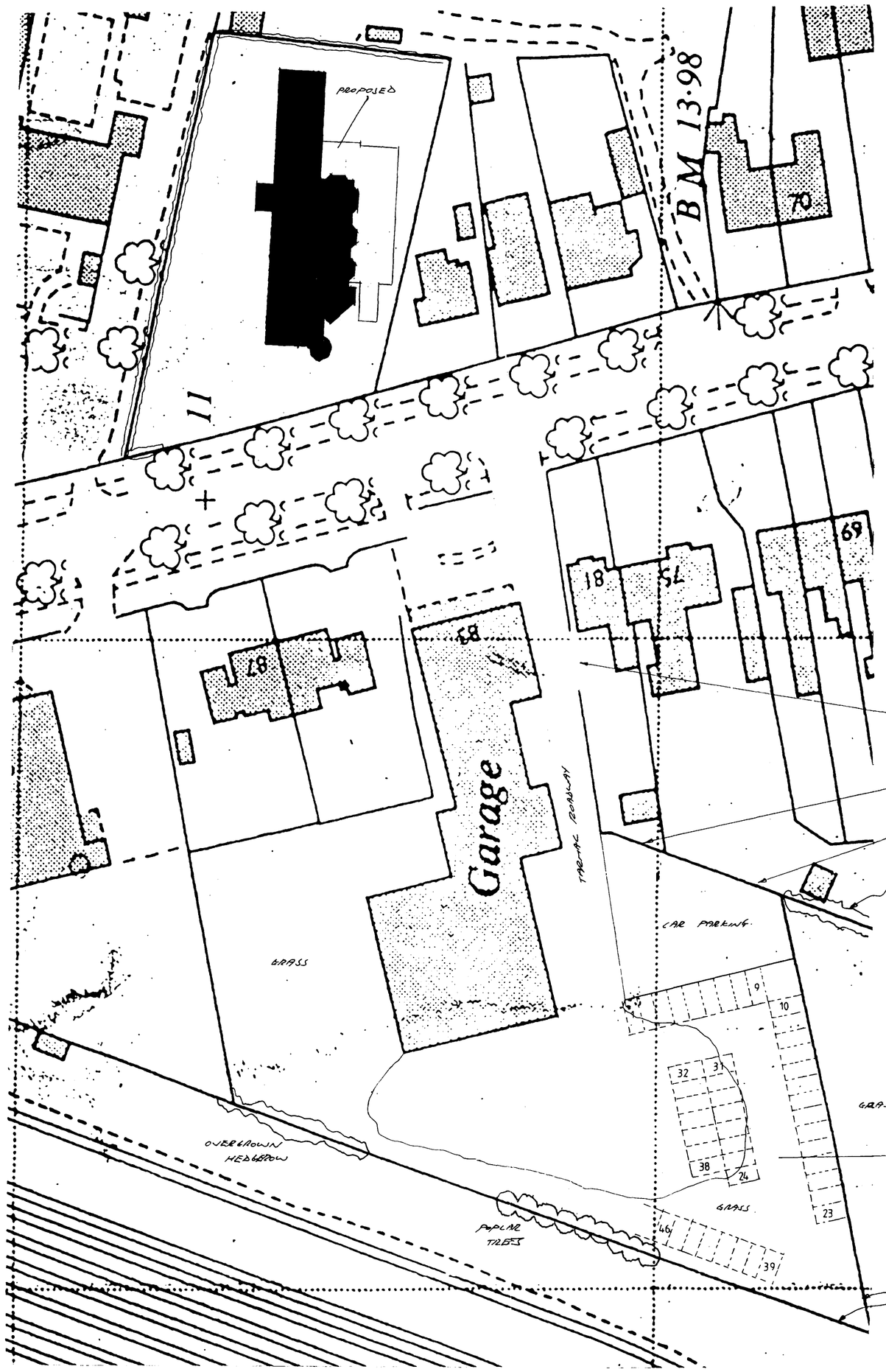
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
WOODLANDS HOTEL
PINCHBECK ROAD SPALDING
PROPOSED MARQUEE

drawing
SITE & LOCATION PLAN

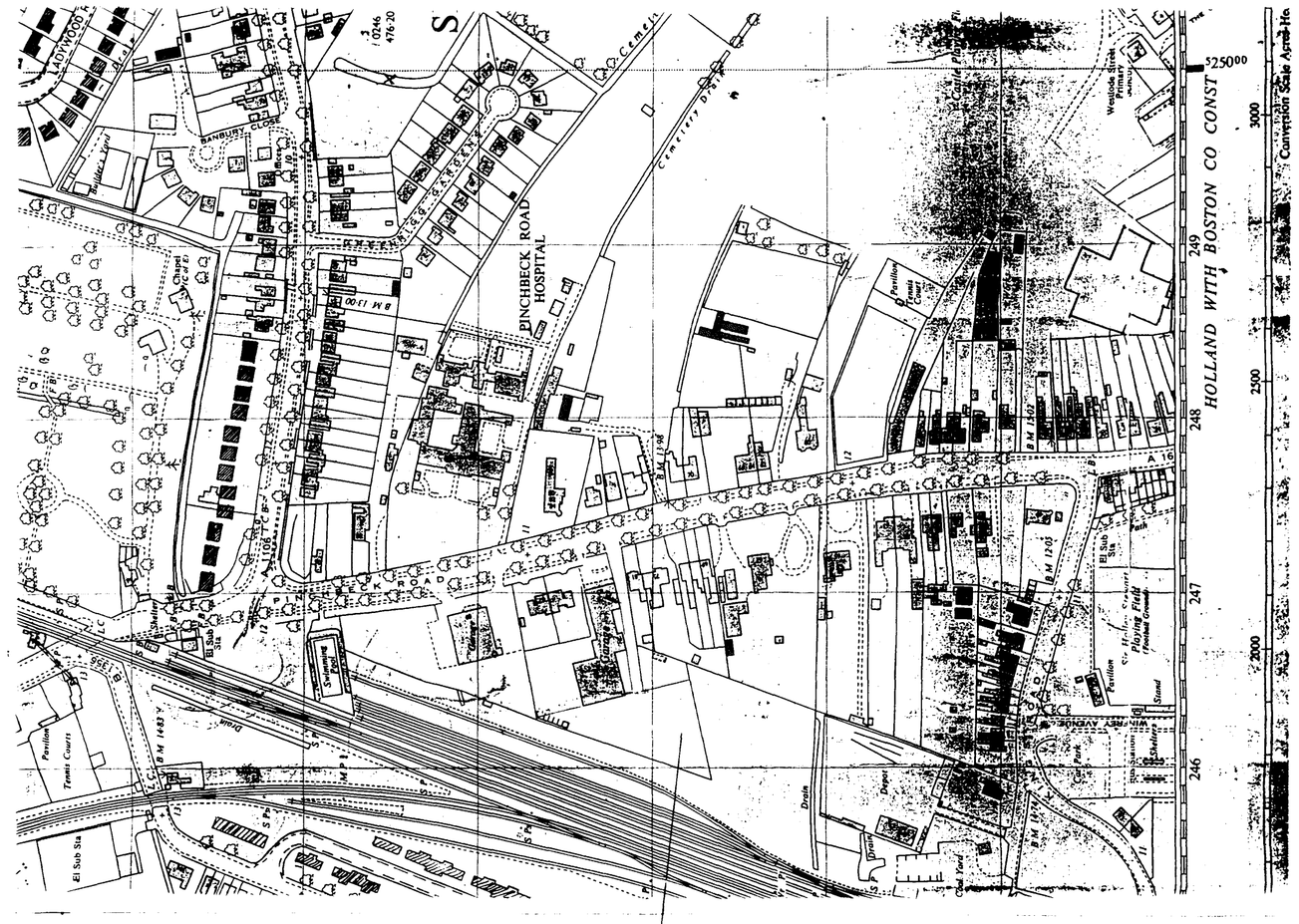
scale	drawing no
1-2500 1-500	PnB-2523-2
APRIL 93	PnB

checked



FLOOR AREA OF MARQUEE 186m²
+ 5
MIN NO: OF CAR PARKING SPACES REQD = 38
PLUS STAFF SAY 2
40 MIN

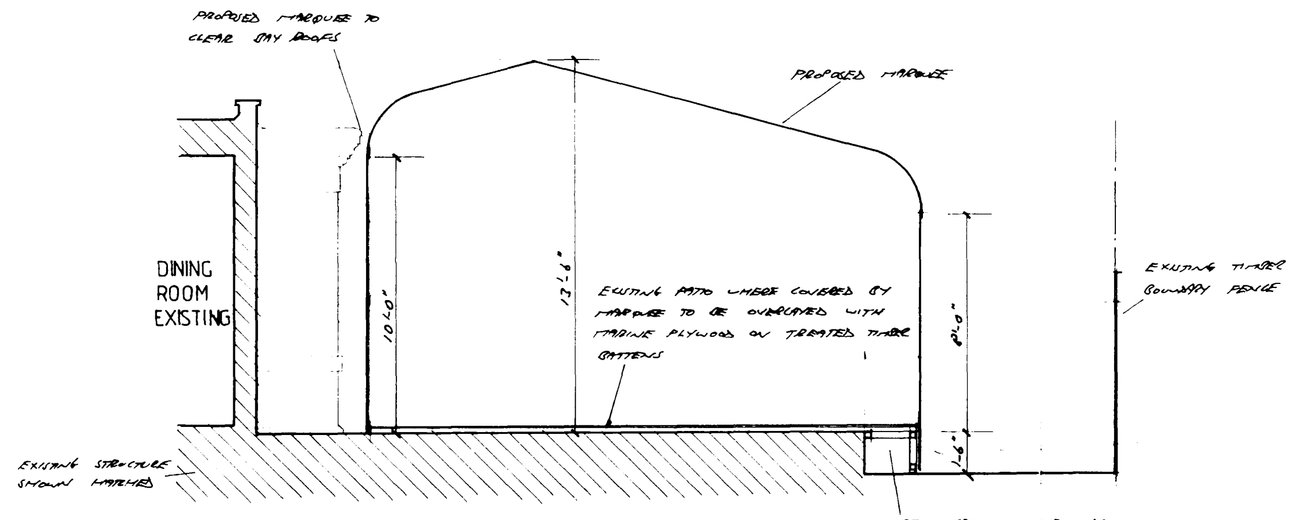
SITE PLAN scale approx 1-500



NORTH

LAND SHADED BLUE OWNED BY OTHERS

LOCATION PLAN scale 1-2500



SECTION A-A

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	30.5.93	A.J.	ADD SECTION

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
WOODLANDS HOTEL
PINCHBECK ROAD SPALDING
PROPOSED MARQUEE

drawing
SITE & LOCATION PLAN

scale
1-2500
1-500

drawing no.
RAB-2523-2

A

APRIL 93

RAB.

checked

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUN 1993
Application No.
CBC
SCPO
SE
ACP
Permission
Refused
Decision Notice
Comments
Letter
Amendments
Plan Nos.

SUMMIT

1247.3927