

DEVELOPMENT SERVICES

Development Control



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Mr & Mrs Andrea Henson and Ginette Taylor
Gorse Lodge
Stubton
Newark
Notts
NG23 5DA

PLANNING PERMISSION

Town and Country Planning Act 1990

Part I – Particulars of application

Application No:	S09/1740/FULL
Date Received:	23-Feb-2010
Applicant:	Mr & Mrs Andrea Henson and Ginette Taylor
Proposal:	Change of use of shooting lodge to mixed use including overnight accommodation for wedding guests, civil ceremonies and reception, corporate entertainment, conference facilities and continued use in association with clay shoot
Location:	Gorse Lodge, Stubton, Newark, Notts, NG23 5DA
Decision/Date:	Approved conditionally - 23 June 2010

SUMMARY OF REASON(S) FOR APPROVAL

The proposal is regarded as an acceptable use in a rural location. Whilst material considerations have been raised regarding noise and disturbance, residential amenity, visual amenity, highway safety they are not considered to outweigh the policies referred to below and it is considered that the proposal, subject to appropriate conditions is acceptable and complies with Planning Policy Guidance Note PPS1 - Delivering Sustainable Development, PPG13 - Transport and PPG24 - Planning and Noise, Policy EN1 and E6 of the Saved South Kesteven Local Plan and the South Kesteven Landscape Character Assessment.

Part II – Particulars of decision

The South Kesteven District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof, in accordance with the application and plan(s) submitted, subject to the following condition(s) and reason(s):

1. The uses hereby permitted shall be discontinued on or before 22 June 2012 in accordance with a scheme of work to be first submitted to and approved in writing by the local planning authority.

Reason: The authority has granted a temporary planning permission to allow it to monitor the use and its potential impacts in the interests of the amenities of the area.

2. The wedding use including any live or recorded music shall not operate outside:

Monday to Thursday - 12.00 noon to 12.00 midnight
Friday and Saturday - 12.00 noon to 1.00 am
Sunday and Bank Holidays - 12.00 noon to 12.00 midnight

Private Parties shall not operate outside the following hours:

Monday to Thursday - 12.00 noon to 12.00 midnight

Friday and Saturday - 12.00 noon to 1.00 am

Sunday and Bank Holidays - 12.00 noon to 12.00 midnight

Corporate Entertainment shall not operate outside the following hours:

Monday to Thursday - 10.00 am to 9.00 pm

Friday and Saturday - 10.00 am to 10.00 pm

Sunday and Bank Holidays - 10.00 am 4.00 pm

Lodge Lets shall not operate outside the following hours:

10am arrival and 10am departure.

Reason: To define the permission and in the interests of the residential amenity of neighbouring occupiers in accordance with Policy EN1 and EN6 of the Saved South Kesteven Local Plan.

3. The area of parking identified on the block plan dated 23 February 2010 shall be marked out, suitably surfaced and available for parking at all times the uses hereby permitted are operating in accordance with details to be submitted to and approved in writing by the local planning authority. Such details shall include the number of spaces provided and how these spaces are to be delineated.

Reason: In the interests of highway safety and to ensure that there are adequate parking provisions available within the site in accordance with Policy EN1 of the Saved South Kesteven Local Plan.

4. A noise limiting device shall be fitted inside the marquee. The device shall be set by the applicant to ensure that during entertainment the LAeq 15 mins does not exceed the LA90 by more than 5dB at any boundary of the site.

Reason: To protect the amenity of neighbouring occupiers in accordance with Policy EN1 of the Saved South Kesteven Local Plan.

5. No music, live or amplified shall be played outside any building or marquee.

Reason: To protect the amenity of neighbouring occupiers in accordance with Policy EN1 of the Saved South Kesteven Local Plan.

6. Notwithstanding condition 2 above, this permission does not extend, or alter the hours of operation of the clay shoot.

Reason: To define the permission and for the avoidance of doubt.

7. Details of future bookings for the uses hereby granted shall be submitted to the Local Planning Authority by way of a rolling three month schedule submitted at least four weeks before the earliest event.

Reason: To allow monitoring of the uses hereby permitted and establish any impact on highway safety.

8. The total number of events (i.e. wedding receptions / civic ceremonies, corporate entertainment and conferences) shall not exceed a maximum of 8 in any one four week period.

Reason: To allow the Local Planning Authority to retain control over the frequency of the uses in the interests of impact on highway safety, residential amenity and sustainability.

9. There shall be no fireworks let off after 11pm except on New Years Eve.

Reason: In the interests of the residential amenity of neighbouring occupiers.

Standard Note(s) to Applicant:

- A. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.
- B. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
- C. The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact South Kesteven District Council Development Control for clarification prior to the commencement of any works.
- D. The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires a fee. A fee of £25 is applicable for householder applications, including extensions, any ancillary buildings within the curtilage of a dwelling, construction of fences, walls, car parking, etc., and £85 for any other type of development. Any number of conditions relating to a specific application can be considered as one application with the single fee. However, if conditions are submitted individually, then the fee will be applicable for each separate submission. There is a form on-line at www.southkesteven.gov.uk/planning or Customer Services will complete a short form taking the relevant details and receipt any fee. We have 8 weeks in which to make our decision, after this date, you can appeal to the Secretary of State. You should note that if you have had no response within 12 weeks, then the fee has to be refunded.

Acting Lead Professional
Development Control

Date: 23 June 2010

NOTICE OF DECISION OF APPLICATION FOR PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

Notes to Applicant

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so before **23 December 2010**, using a form which you can get from **The Planning Inspectorate, Registry/Scanning Team, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. The appeals Helpline is Tel: 0117 3726372, Fax: 0117 3728443.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.