



S09/1740 – C/U Shooting Lodge for Civil Ceremonies

Amendment to condition 1:

The use hereby permitted shall be discontinued on or before 22nd 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.

There shall be no fireworks let off after 10pm except on New Years Eve.

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

To Nick

Thank you so much for your
help and guidance with
regards to the planning at
Gorse Lodge. Your patience
is very much appreciated

Enjoy your Summer!

Regards

Andrea & Gnette
(Gorse Lodge)

KJC1 S09/1740/FULL

Target Decision Date: 20-Apr-2010

Applicant	Mr & Mrs Andrea Henson and Ginette Taylor Gorse Lodge, Stubton, Newark, Notts, NG23 5DA
Agent	
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
App Type	Full Planning Permission
Parish(es)	Stubton

REPORT**Application Category**

Other Developments – Change of Use

Reasons for Referral to Committee

The proposal is of wider interest, the site has a complex planning history and there are sustainability considerations.

The Proposal

The application relates to a mixed use of the existing shooting lodge for the holding of weddings and similar functions and the shooting lodge use remaining at all other times. The application includes the retention of a marquee for use in connection with the events and is a resubmission of an earlier application that was withdrawn by the applicants (S08/0923).

The Application Site and its Surroundings

The application site is located between Stubton and Brandon and is accessed from Moor Lane off Stubton Road. The site contains the shooting ground, Stubton Gorse (dense area of trees) and Gorse Lodge with its associated parking.

The surrounding area is characterised as predominantly agricultural land with a former airfield to the north and a karting circuit beyond that.

The site is not within a Conservation Area and there are no buildings of historical value in close proximity to the site.

Gorse Lodge is a range of former agricultural buildings granted planning permission for use as a shooting lodge/game keepers lodge in the 1990's. A subsequent planning application granted planning permission to use the surrounding field and woodland for a clay pigeon shooting ground.

Representations Received

Local Highway Authority comments as follows:

"Having looked at the detail provided with this application.

There is adequate parking on the site

The Applicant makes it plain that he considers that there will only be a modest additional increase in daily vehicle movements in comparison to other permitted uses on the site, citing that some corporate events will not take place concurrently with the shooting use.

In the supporting statements, there is reference to.... "roadway is constructed to a high standard, with wide grass verges, offering adequate facility for vehicles to pass"

It is considered that introduction of this latest proposed element will lead to potential significant increase in vehicular movement as this proposal will take up any 'slack' days in the events based around shooting and other corporate events. Thus daily on a like for like basis there may not be considered a significant difference in the number of vehicular movements between shooting/corporate events and mixed use/weddings, cumulatively, there could be.

The reference to wide verges, offering adequate facility for vehicles to pass does concern this authority, and it has been suggested previously that passing bays should be provided.

There are opportunities for passing, but this relies on vehicles pulling in to individual property accesses. As such it is considered appropriate to permit a temporary permission for 18 months to allow an assessment to be made.

It is accepted that the site may have been operating unlawfully. As such it is difficult to pin down who caused any damage to the highway as the applicants are not the sole users of the road".

Environmental Protection

"My main area for concern is of music noise from the marquee causing nuisance to neighbours. I would therefore ask for noise levels within the marquee to be no more

than LAeq 5 minutes 90dB. This will give a level of 30dB in Brandon village, and should therefore not cause a nuisance”.

Planning Policy comments are as follows:

“The application is generally in conformity with RSS Policy 24 which encourages local authorities to promote the diversification of development of the rural economy.

Saved Local Plan Policy (SLPP) E6 supports the change of use of suitable existing buildings, subject to a number of provisos. In this instance the proposals ability to satisfy traffic and noise disturbance issues relating to its proposed usage will be most relevant. SLPP E8 supports the expansion of an existing business for development that is proposed outside of existing towns and villages.

The proposal is generally in keeping with the principles of SLLP EN1, subject to satisfaction of highways and noise issues relating to the proposed usage. SLLP EN2 sets out the uses which are acceptable in open countryside, the application falls within the classification of tourist and recreational and is therefore generally in conformity with the policy.

In terms of the emerging Core Strategy, Policy EN1 is in the main part satisfied, with the only concern being noise and light pollution from the intended use. Policy E1 is also generally in support of the application, subject to satisfactory dealing with noise and traffic impacts arising from the proposed change of use. However it should be noted that as the Core Strategy Submission is still under consideration by the Inspector, only limited weight can be given to its policies in advance of the Inspectors report.

Subject to the satisfaction of noise and highways concerns relating to the proposed uses, there are no policy objections to this proposal”.

Hough on the Hill Parish Council:

1. Concerns regarding traffic numbers and access issues.
2. Width of the access road and the ability for vehicles to pass.
3. No figure on the actual number of attendees. The quoted figures do not include part time staff who will have to drive to the venue.
4. It is unclear as to how vehicle movements are to be managed.
5. Guests will drive as there is very limited accommodation in the area.
6. Noise impact from amplified music, speech and fireworks on the village of Brandon.
7. Brandon is down-wind (prevailing wind direction).
8. It would be difficult to control noise disturbance within a marquee compared to a permanent building.
9. The number of possible attendees and potential events 7 days a week with music until 12.30am is hardly restricted in terms of scale of operating hours.
10. No fireworks after 10pm is a welcomed concession but will do little to limit the impact of the fireworks on pets and small children.
11. Stubton Hall is an indoor venue and therefore not a precedent.
12. Although the Parish Council welcome the recognition of the nuisance caused to the residents of Brandon, and the measures suggested to limit that nuisance, the

council seriously doubts the claim that 'noise and disturbance issues are unlikely to arise.

Representations as a result of publicity

The application has been advertised in accordance with the Statement of Community Involvement. Six letters of objection have been received. A summary of their main concerns are listed below:

1. We object to any increase in extra days of the clay shoot (not the subject of this application).
2. The countryside is for all to enjoy not just for shooting or carting, we also have the right to peace and quiet in our garden. Wildlife also enjoys the area.
3. The estimate of 150 people could lead to excessive amounts of local traffic especially during the midnight period.
4. Fireworks may have a detrimental effect on wildlife.
5. Music can be annoying, particularly on a hot night when windows may be open. Any noise monitoring sensors can be suppressed to reduce their sensitivity.
6. The development brings little benefit to the local community but take away much in the form of noise pollution and increased traffic.
7. Impact on local house prices (not a material planning consideration)
8. Rural living should be accompanied by peace and quiet.
9. It is unwise to degrade the attributes of the local area and make it undesirable for future quality housing development.
10. Noise from the development will create a dominant and oppressive environment. Short spells are tolerable but hours of operation are not followed and continuous noise through the day becomes intolerable.
11. The noise from music and fireworks late at night when people want to sleep would create a dominant and oppressive environment.
12. Excessive noise from Gorse Lodge is quite unacceptable. The owners have demonstrated a complete disregard to the legal regulations in the past. They are only recently abiding with the regulations in order to gain the goodwill of the planning authority.
13. The roads around the site are too narrow to accommodate the proposed traffic.
14. The easternmost edge of Fenton is nearer to Gorse Lodge than the specified distance of 1.4 km. Previous applications have suggested 1 km.
15. At present we can clearly hear music every time there is a large party/wedding in the evening at this site.
16. We also hear and see the fireworks
17. It is important that sufficient restrictions are put in place on size of party, frequency of event, level of noise, hours of operation etc.
18. Any restrictions proposed need to be enforceable. This site has a long and unhappy history of not adhering to planning restrictions in the past.
19. Bookings have been taken for 2010 despite there being no authorised planning permission on the site. This could be a difficult situation if planning permission is refused.
20. Moor House is the nearest residential property approximately 800 metres to the south-west accessed along the same private track. Not so as Moor Farm Lane is a public right of way.

21. The applicants have stated that the roadway is constructed to a high standard, with a wide grass verge offering adequate facility for vehicles to pass. This is misleading. The number of potholes in the road surface suggest that the road is not constructed to a high standard and motoring on grass verges should not be an argument for suitable passing facilities, especially in wet weather.
22. There are no pavements. The grass verges have to be used by pedestrians and children, horse riders, dogs and other animals. It should be noted that the lane is unrestricted.
23. As there will be events at night when shooting doesn't take place there will be an obvious increase in traffic disturbing neighbours and leading to a deterioration of the road.
24. There are no passing opportunities unless they use our drive.
25. As the waiter service will be provided by contractors they will presumably arrive by commercial vehicles including the food.
26. All the extra staff required by the wedding use would result in increased traffic along the lane.
27. The proposal would clearly result in an increase in traffic along Moor Farm Lane especially at night and early morning with the resultant increased danger to pedestrians and animals and greater deterioration to the lane itself. This would lead to the more frequent repairs by the Council.
28. The road should be limited to 30mph.
29. We consider that party and traffic noise to midnight and 1am as being far too late for a rural location with horses and livestock nearby.
30. The applicants accept that noise may be an issue by suggesting noise mitigating conditions.
31. When private parties have been held in the past the noise control has been ineffective.
32. There would be traffic noise from vehicles entering and leaving the site along Moor Farm Lane
33. Fireworks will scare animals whether they are released before or after 10pm. A policy of no fireworks would be best. At worst a restriction against loud bangs and rockets might be acceptable. And a notification of intended firework displays would be in order.
34. Nearby residents do not wish nor expect an increase in noise pollution especially at night and in the early hours of the morning. Whatever the hopes of the applicant it is clear that more noise pollution is likely.
35. Contrary to the claim in the application form, we have not been consulted on the application. Bridleways are visible from the proposed site.
36. It would appear that Gorse Lodge is on the market. It would attract an inflated price for its present owners if planning permission was granted.

One letter of support (in part) has been received. A summary of its content are listed below:

1. I have no objection to the part of the application referring to overnight stay and weddings provided the entertainment ceases at midnight. I am sure that this facility will be very welcome in the area.

Site History

S98/0725 – Extensions and alterations to shooting lodge – Granted planning permission on 17 August 1998.

S99/0375 – Extension to Shooting Lodge - Planning Permission was granted on 17 May 1999.

S01/1227 – Extensions and alterations to shooting lodge granted planning permission on 19 November 2001

S03/1093 – Modification of Operational Times – Refused - 7 October 2003. The reason given for refusal was:

“Planning permission is sought for an extension of the operating hours at Stubton Lodge shooting lodge, Brandon. The site is located in an isolated location midway between the villages of Stubton, Fenton and Brandon. The application proposes extending the hours of operation by one hour for two days a week. This would allow the business to operate until 9pm on Tuesdays and 5.30pm on Saturdays. The business has been operating outside the permitted hours and complaints have been received. In the opinion of the Local Planning Authority the operation of the shooting lodge outside the permitted hours would be likely to give rise to issues of noise and disturbance that would be detrimental to the residential amenities of occupiers of dwellings in nearby settlements. Such a detrimental impact would be contrary to Policy EN1 of the South Kesteven Local Plan”.

S04/0345 – Shop, Office, WC block, tower and operating hours – Refused – 18 May 2004. The reason for refusal was:

“Consent is sought for the extension of existing buildings, the provision of a 29m tower, improvements to bunding and variations to the existing operation hours at the Stubton Gorse Clay Ground. Permission was refused on 7th October 2003 for a minor variation in operational hours under application S03/1093/71. By virtue of the proposed operational hours that form part of this proposal it is the opinion of the planning authority that the use of the premises outside of the hours originally approved under application S00/0471/71 (dated 19th June 2000) would be likely to give rise to issues of noise and disturbance that would be detrimental to the residential amenities of occupiers of dwellings in nearby settlements. For this reason it is considered that the proposal would be contrary to Policy EN1 of the South Kesteven Local Plan”.

S04/1289 – Planning permission was granted for the erection of shop, office, shower/wc and bunding on 16 November 2004.

S05/0127 – Extensions to Shooting Lodge – Application was withdrawn on 2 March 2005.

S05/0357 – Variation of Hours of Operation – The application was withdrawn on 8 September 2005.

S05/0358 – Erection of 95ft Clay Pigeon Shooting Tower was approved on 17 May 2005.

S06/0360 – Erection of 4m Bunding – The application was withdrawn on 11 May 2006.

S06/0367 – Variation of Planning Approval S00/0471 (increase in opening days). The application was withdrawn on 11 May 2006.

S08/0923 – Change of use to include weddings, corporate entertainment and lettings was withdrawn by the applicant on 25th June 2009 following concerns raised by the local highway authority.

Policy Considerations

National Policy

PPS1 – Delivering Sustainable Development

PPG13 – Transport

PPG24 – Planning and Noise

Emerging Core Strategy Policy

EN1 – Protection and Enhancement of the Character of the District

E1 - Employment Development

Saved Policies of South Kesteven Local Plan

Policy EN1 – Protection and Enhancement of the Environment

Policy EN2 – Development in the Countryside

Policy E6 – Employment in Rural Areas – This policy allows for the development and expansion of commercial enterprises within or adjoining villages of all sizes provided that essential environmental safeguards are maintained e.g. form and character, visual intrusion, unacceptable traffic, noise and disturbance to the occupiers of adjoining and nearby properties.

South Kesteven Landscape Character Assessment

The application site is located within the Trent and Belvoir Vale character.

Key Issues

The main issues for consideration in relation to this application are highway safety, residential amenity and visual amenity.

Highway Safety

Members may recall that the previous application for a mixed use on the site (S08/0923) was deferred at Committee to allow discussions with the highway authority. Eventually it was withdrawn by the applicants.

The current application has been assessed by the local highway authority and their comments indicate that they do continue to have reservations regarding the access road to the site, concerning its ability to accept the additional comings and goings and the ability for vehicles to pass safely. However, they are of the opinion that a temporary permission of 18 months would allow a full and proper assessment of the operation and establish what highway improvements/alterations may be required.

Additionally, the local highway authority would wish to see appropriate on site parking provision.

Residential Amenity

The site is located in an isolated rural location a significant distance away from the neighbouring centres of population. As such the impact on the residential amenity of neighbouring or nearby residential occupiers from noise and associated disturbance is considered to be limited. It is proposed to limit the hours of operation and control the noise levels in addition to preventing any outdoor music by condition.

It is accepted that the proposed development would increase comings and goings to the site in relation to the events and this would to a degree result in noise and disturbance to the occupiers of the properties. However, it is considered that this would not result in significant disturbance as the access road is of limited size and would not permit vehicles to travel at any significant speed.

Additionally, the adjacent properties are set some way back from the carriageway thereby lessening the impact of vehicle noise.

Current government guidance with regard to noise is contained in Planning Policy Guidance Note - PPG24. It specifically gives advice in respect of noise from recreational and sporting activities:

"For these activities, the local planning authority will have to take account of how frequently the noise will be generated and how disturbing it will be, and balance the enjoyment of participants against the nuisance caused to other people. Depending on local circumstances and public opinion, local planning authorities may consider it reasonable to permit higher noise emission levels than they would from industrial development, subject to a limit on the hours of use, and the control of noise emissions (including public address systems) during unsocial hours".

In this instance it is considered appropriate to limit the hours of use of the site and the method of management of noise having regard to the specialist comments received from the Council's Environmental Protection Officers.

Visual Amenity

The landscape of the Trent and Belvoir Vale is medium to large in scale with a simple and sometimes weak landscape pattern. There are few woodlands, which ensure open views are possible. There are few landscape features of intrinsic sensitivity.

Accordingly, the sensitivity of the site to new employment proposals is likely to be medium. New development assimilated within existing settlement edges, could be mitigated by appropriate landscaping. In this instance, the 'new build' element of the proposal is the siting of the marquee to the north of the existing range of buildings. It is considered that the marquee would relate to the existing buildings and would not result in any significant impact on the character and appearance of the area. The car parking can be laid out in an informal manner to ensure that visual impact on the rural character of the area is minimal.

General Matters

Comments have been received from members of the public regarding alleged breaches of planning control at the site. These relate specifically, to the operation of the clay shoot. These matters will be investigated by the enforcement team. They are not considered to be material to the determination of this planning application. Any unauthorised development or operations on the site are undertaken entirely at the owner/occupiers own risk.

It is considered appropriate in this instance to attach a condition to any grant of planning permission making it clear that the proposal does in no way amend the hours of operation of the clay shoot.

Conclusion

In the light of the above comments the proposed development is considered to accord with the objectives of the saved South Kesteven Local Plan, there are material planning considerations raised relating to residential amenity and highway safety but they are not considered to outweigh policies of the saved South Kesteven local plan or indicate that a decision should be taken otherwise. Whilst the local highway authority has indicated that improvements/alterations to the access road may be required they consider a temporary permission would allow identification of the nature and extent of any works.

As these would be in the public highway it is likely that these works would be requested via a Section 106 legal agreement should any subsequent planning application be made after the expiration of this temporary permission.

The comments of the policy section indicate that the proposal accords with the saved policies EN1 and EN2 subject to no issues of noise and disturbance as it is a tourist and recreational use that would reasonably be expected to be located in a rural location. It is accepted that the civil ceremonies element of the scheme is not dependent on a rural location and as such it would generate vehicle movements which is somewhat at odds with current sustainability objectives. However, it is considered that the policy for diversification of development of rural economies outweighs any conflict with national sustainability objectives.

It is considered appropriate to require details of the bookings for the events to be provided to the local planning authority on request. This would enable effective monitoring of the site when events are taking place.

Crime and Disorder Implications

It is not considered that the proposed development raises any significant crime and disorder issues.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

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.

RECOMMENDATION: That the development be Approved subject to condition(s):

1. The uses hereby permitted shall be discontinued on or before 25 November 2011 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 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

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 avoidable 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 highwaysafety, residential amenity and sustainability.

* * * * *

Development Services

South Kesteven District Council
Council Offices, St. Peter's Hill
Grantham, Lincolnshire, NG31 6PZ
Tel: 01476 406306
Fax: 01476 406009
DX27024 - Grantham
email: planning@southkesteven.gov.uk
www.southkesteven.gov.uk



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

plus all neighbours and PC

My ref: S09/1740/FULL/KJC / PS2A
Please ask for: Mr K J Cartwright
Date: 10 June 2010

Dear Sir(s)/Madam

DEVELOPMENT CONTROL COMMITTEE – 22 JUNE 2010

Application No: S09/1740/FULL

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

Further to my recent letter advising you that the above application is to be reported to the next meeting of the Council's Development Control Committee, I write to advise that because of the amount of business to be transacted on the day it has been decided to begin the meeting at 1pm and not the 2 pm as advised earlier. All other arrangements previously advised to you remain the same.

Yours faithfully

B E WOLSEY
Acting Lead Professional
Development Control

"Listening Learning Delivering"

PS1 TO APPLICANT

PS2 To all consultees incl Parish/Town Council and all neighbours

Our Ref: **S09/1740/FULL/KJC / PS1 & PS2**
Case Officer: **Mr K J Cartwright D/D: 01476 406390**
Email: **k.cartwright@southkesteven.gov.uk**
Date: **03 June 2010**

Dear Sir/Madam

PUBLIC SPEAKING AT THE DEVELOPMENT CONTROL COMMITTEE

Application Ref: S09/1740/FULL

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

I refer to the above planning application that will be reported to the Development Control Committee at the next meeting on **22 June 2010**. You are welcome to attend the Committee meeting held in the Council Chamber, St Peters Hill, Grantham. **The meeting will start at 2pm**. However, on occasions, due to unforeseen circumstances, the start may be delayed and I trust this will not inconvenience you should this happen.

The Council has now formally adopted public speaking at Development Control Committees and it now forms part of the constitution. As a result, the public, Parish and Town Councils and applicants, or their agents, are now entitled to formally speak at the Committee.

If you wish to speak at the meeting, you should notify Development Control at least one working day prior to the start of this meeting. **I enclose a document that sets out in more detail the protocol for dealing with public speaking at Committee.**

However, if this application has been discussed by Councillors at a previous meeting then the public and other interested parties will not be allowed to take part a second time. Please contact the Case Officer if you are uncertain whether you can speak or not.

Should you require any clarification of the above points, please do not hesitate to contact the Case Officer above.

Yours faithfully

B E WOLSEY
Acting Lead Professional
Development Control

*** Enclosure**

NOTIFY US BY 2pm	PRESENTATION BY 2pm
21 June 2010	Non/e 18 June 2010
	Elec 21 June 2010

TO APPLICANT AND/OR AGENT

FILE COPY

Our Ref: S09/1740/FULL/KJC/SV1
Please ask for: Mr K J Cartwright
Direct Dial: k.cartwright@southkesteven.gov.uk
Email: 01476 406390

Date: 03 June 2010

Dear Sir/Madam

Application No: S09/1740/FULL
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

I refer to the above planning application.

The members of the Development Control Committee may visit the site on **16 June 2010** prior to formally considering the application at the Committee meeting on **22 June 2010**.

The purpose of any visit is to enable members to familiarise themselves with the site before reaching a decision on the application and not to discuss the merits of the proposal with yourselves. It is not therefore necessary that you should attend. Whilst most sites can be inspected from a public highway, there are occasions when members may wish to enter on the site. Should this be necessary, I would be pleased to receive your agreement that they may do so and also that access will be made available, e.g. gates unlocked, if the site is inaccessible.

Yours faithfully

B E WOLSEY
Acting Lead Professional
Development Control

Changed previous report.

S09/1740 – 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

Report

Application Category

Other Developments – Change of Use

Reasons for Referral to Committee

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The Proposal

The application relates to a mixed use of the existing shooting lodge for the holding of weddings and similar functions and the shooting lodge use remaining at all other times. The application includes the retention of a marquee for use in connection with the events and is a resubmission of an earlier application that was withdrawn by the applicants (S08/0923).

The Application Site and its Surroundings

The application site is located between Stubton and Brandon and is accessed from Moor Lane off Stubton Road. The site contains the shooting ground, Stubton Gorse (dense area of trees) and Gorse Lodge with its associated parking.

The surrounding area is characterised as predominantly agricultural land with a former airfield to the north and a karting circuit beyond that.

The site is not within a conservation area and there are no buildings of historical value in close proximity to the site.

Gorse Lodge is a range of former agricultural buildings granted planning permission for use as a shooting lodge/game keepers lodge in the 1990's. A subsequent planning application granted planning permission to use the surrounding field and woodland for a clay pigeon shooting ground.

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Local Highway Authority comments as follows:

"Having looked at the detail provided with this application.

There is adequate parking on the site

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It is considered that introduction of this latest proposed element will lead to potential significant increase in vehicular movement as this proposal will take up any 'slack' days in the events based around shooting and other corporate events. Thus daily on a like for like basis there may not be considered a significant difference in the number of vehicular movements between shooting/corporate events and mixed use/weddings, cumulatively, there could be.

The reference to wide verges, offering adequate facility for vehicles to pass does concern this authority, and it has been suggested previously that passing bays should be provided.

There are opportunities for passing, but this relies on vehicles pulling in to individual property accesses. As such it is considered appropriate to permit a temporary permission for 18 months to allow an assessment to be made.

It is accepted that the site may have been operating unlawfully. As such it is difficult to pin down who caused any damage to the highway as the applicants are not the sole users of the road".

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Subject to the satisfaction of noise and highways concerns relating to the proposed uses, there are no policy objections to this proposal".

Parish Council

Hough on the Hill

1. Concerns regarding traffic numbers and access issues.
2. Width of the access road and the ability for vehicles to pass.

3. No figure on the actual number of attendees. The quoted figures do not include part time staff who will have to drive to the venue.
4. It is unclear as to how vehicle movements are to be managed.
5. Guests will drive as there is very limited accommodation in the area.
6. Noise impact from amplified music, speech and fireworks on the village of Brandon.
7. Brandon is down-wind (prevailing wind direction).
8. It would be difficult to control noise disturbance within a marquee compared to a permanent building.
9. The number of possible attendees and potential events 7 days a week with music until 12.30am is hardly restricted in terms of scale of operating hours.
10. No fireworks after 10pm is a welcomed concession but will do little to limit the impact of the fireworks on pets and small children.
11. Stubton Hall is an indoor venue and therefore not a precedent.
12. Although the Parish Council welcome the recognition of the nuisance caused to the residents of Brandon, and the measures suggested to limit that nuisance, the council seriously doubts the claim that 'noise and disturbance issues are unlikely to arise.

Representations as a result of publicity

The application has been advertised in accordance with the Statement of Community Involvement. Six letters of objection have been received. A summary of their main concerns are listed below:

1. We object to any increase in extra days of the clay shoot (not the subject of this application).
2. The countryside is for all to enjoy not just for shooting or carting, we also have the right to peace and quiet in our garden. Wildlife also enjoys the area.
3. The estimate of 150 people could lead to excessive amounts of local traffic especially during the midnight period.
4. Fireworks may have a detrimental effect on wildlife.
5. Music can be annoying, particularly on a hot night when windows may be open. Any noise monitoring sensors can be suppressed to reduce their sensitivity.
6. The development brings little benefit to the local community but take away much in the form of noise pollution and increased traffic.
7. Impact on local house prices (not a material planning consideration)
8. Rural living should be accompanied by peace and quiet.
9. It is unwise to degrade the attributes of the local area and make it undesirable for future quality housing development.
10. Noise from the development will create a dominant and oppressive environment. Short spells are tolerable but hours of operation are not followed and continuous noise through the day becomes intolerable.
11. The noise from music and fireworks late at night when people want to sleep would create a dominant and oppressive environment.
12. Excessive noise from Gorse Lodge is quite unacceptable. The owners have demonstrated a complete disregard to the legal regulations in the past. They are only recently abiding with the regulations in order to gain the goodwill of the planning authority.
13. The roads around the site are too narrow to accommodate the proposed traffic.
14. The easternmost edge of Fenton is nearer to Gorse Lodge than the specified distance of 1.4 km. Previous applications have suggested 1 km.
15. At present we can clearly hear music every time there is a large party/wedding in the evening at this site.
16. We also hear and see the fireworks
17. It is important that sufficient restrictions are put in place on size of party, frequency of event, level of noise, hours of operation etc.
18. Any restrictions proposed need to be enforceable. This site has a long and unhappy history of not adhering to planning restrictions in the past.

19. Bookings have been taken for 2010 despite there being no authorised planning permission on the site. This could be a difficult situation if planning permission is refused.
20. Moor House is the nearest residential property approximately 800 metres to the south-west accessed along the same private track. Not so as Moor Farm Lane is a public right of way.
21. The applicants have stated that the roadway is constructed to a high standard, with a wide grass verge offering adequate facility for vehicles to pass. This is misleading. The number of potholes in the road surface suggest that the road is not constructed to a high standard and motoring on grass verges should not be an argument for suitable passing facilities, especially in wet weather.
22. There are no pavements. The grass verges have to be used by pedestrians and children, horse riders, dogs and other animals. It should be noted that the lane is unrestricted.
23. As there will be events at night when shooting doesn't take place there will be an obvious increase in traffic disturbing neighbours and leading to a deterioration of the road.
24. There are no passing opportunities unless they use our drive.
25. As the waiter service will be provided by contractors they will presumably arrive by commercial vehicles including the food.
26. All the extra staff required by the wedding use would result in increased traffic along the lane.
27. The proposal would clearly result in an increase in traffic along Moor Farm Lane especially at night and early morning with the resultant increased danger to pedestrians and animals and greater deterioration to the lane itself. This would lead to the more frequent repairs by the Council.
28. The road should be limited to 30mph.
29. We consider that party and traffic noise to midnight and 1am as being far too late for a rural location with horses and livestock nearby.
30. The applicants accept that noise may be an issue by suggesting noise mitigating conditions.
31. When private parties have been held in the past the noise control has been ineffective.
32. There would be traffic noise from vehicles entering and leaving the site along Moor Farm Lane
33. Fireworks will scare animals whether they are released before or after 10pm. A policy of no fireworks would be best. At worst a restriction against loud bangs and rockets might be acceptable. And a notification of intended firework displays would be in order.
34. Nearby residents do not wish nor expect an increase in noise pollution especially at night and in the early hours of the morning. Whatever the hopes of the applicant it is clear that more noise pollution is likely.
35. Contrary to the claim in the application form, we have not been consulted on the application. Bridleways are visible from the proposed site.
36. It would appear that Gorse Lodge is on the market. It would attract an inflated price for its present owners if planning permission was granted.

One letter of support (in part) has been received. A summary of its content are listed below:

1. I have no objection to the part of the application referring to overnight stay and weddings provided the entertainment ceases at midnight. I am sure that this facility will be very welcome in the area.

Site History

S98/0725 – Extensions and alterations to shooting lodge – Granted planning permission on 17 August 1998.

S99/0375 – Extension to Shooting Lodge - Planning Permission was granted on 17 May 1999.

S01/1227 – Extensions and alterations to shooting lodge granted planning permission on 19 November 2001

S03/1093 – Modification of Operational Times – Refused - 7 October 2003. The reason given for refusal was:

"Planning permission is sought for an extension of the operating hours at Stubton Lodge shooting lodge, Brandon. The site is located in an isolated location midway between the villages of Stubton, Fenton and Brandon. The application proposes extending the hours of operation by one hour for two days a week. This would allow the business to operate until 9pm on Tuesdays and 5.30pm on Saturdays. The business has been operating outside the permitted hours and complaints have been received. In the opinion of the Local Planning Authority the operation of the shooting lodge outside the permitted hours would be likely to give rise to issues of noise and disturbance that would be detrimental to the residential amenities of occupiers of dwellings in nearby settlements. Such a detrimental impact would be contrary to Policy EN1 of the South Kesteven Local Plan".

S04/0345 – Shop, Office, WC block, tower and operating hours – Refused – 18 May 2004. The reason for refusal was:

"Consent is sought for the extension of existing buildings, the provision of a 29m tower, improvements to bunding and variations to the existing operation hours at the Stubton Gorse Clay Ground. Permission was refused on 7th October 2003 for a minor variation in operational hours under application S03/1093/71. By virtue of the proposed operational hours that form part of this proposal it is the opinion of the planning authority that the use of the premises outside of the hours originally approved under application S00/0471/71 (dated 19th June 2000) would be likely to give rise to issues of noise and disturbance that would be detrimental to the residential amenities of occupiers of dwellings in nearby settlements. For this reason it is considered that the proposal would be contrary to Policy EN1 of the South Kesteven Local Plan".

S04/1289 – Planning permission was granted for the erection of shop, office, shower/wc and bunding on 16 November 2004.

S05/0127 – Extensions to Shooting Lodge – Application was withdrawn on 2 March 2005.

S05/0357 – Variation of Hours of Operation – The application was withdrawn on 8 September 2005.

S05/0358 – Erection of 95ft Clay Pigeon Shooting Tower was approved on 17 May 2005.

S06/0360 – Erection of 4m Bunding – The application was withdrawn on 11 May 2006.

S06/0367 – Variation of Planning Approval S00/0471 (increase in opening days). The application was withdrawn on 11 May 2006.

S08/0923 – Change of use to include weddings, corporate entertainment and lettings was withdrawn by the applicant on 25th June 2009 following concerns raised by the local highway authority.

The site is located in an isolated rural location a significant distance away from the neighbouring centres of population. As such the impact on the residential amenity of neighbouring or nearby residential occupiers from noise and associated disturbance is considered to be limited. It is proposed to limit the hours of operation and control the noise levels in addition to preventing any outdoor music by condition.

It is accepted that the proposed development would increase comings and goings to the site in relation to the events and this would to a degree result in noise and disturbance to the occupiers of the properties. However, it is considered that this would not result in significant disturbance as the access road is of limited size and would not permit vehicles to travel at any significant speed.

Additionally, the adjacent properties are set some way back from the carriageway thereby lessening the impact of vehicle noise.

Current government guidance with regard to noise is contained in Planning Policy Guidance Note - PPG24. It specifically gives advice in respect of noise from recreational and sporting activities:

"For these activities, the local planning authority will have to take account of how frequently the noise will be generated and how disturbing it will be, and balance the enjoyment of participants against the nuisance caused to other people. Depending on local circumstances and public opinion, local planning authorities may consider it reasonable to permit higher noise emission levels than they would from industrial development, subject to a limit on the hours of use, and the control of noise emissions (including public address systems) during unsocial hours".

In this instance it is considered appropriate to limit the hours of use of the site and the method of management of noise having regard to the specialist comments received from the Council's Environmental Protection Officers.

Visual Amenity

The landscape of the Trent and Belvoir Vale is medium to large in scale with a simple and sometimes weak landscape pattern. There are few woodlands, which ensure open views are possible. There are few landscape features of intrinsic sensitivity.

Accordingly, the sensitivity of the site to new employment proposals is likely to be medium. New development assimilated within existing settlement edges, could be mitigated by appropriate landscaping. In this instance, the 'new build' element of the proposal is the siting of the marquee to the north of the existing range of buildings. It is considered that the marquee would relate to the existing buildings and would not result in any significant impact on the character and appearance of the area. The car parking can be laid out in an informal manner to ensure that visual impact on the rural character of the area is minimal.

General Matters

Comments have been received from members of the public regarding alleged breaches of planning control at the site. These relate specifically, to the operation of the clay shoot. These matters will be investigated by the enforcement team. They are not considered to be material to the determination of this planning application. Any unauthorised development or operations on the site are undertaken entirely at the owner/occupiers own risk.

It is considered appropriate in this instance to attach a condition to any grant of planning permission making it clear that the proposal does in no way amend the hours of operation of the clay shoot.

Conclusion

Policy Considerations

National Policy

PPS1 – Delivering Sustainable Development

PPG13 – Transport

PPG24 – Planning and Noise

Emerging Core Strategy Policy

EN1 – Protection and Enhancement of the Character of the District

E1 - Employment Development

Saved Policies of South Kesteven Local Plan

Policy EN1 – Protection and Enhancement of the Environment

Policy EN2 – Development in the Countryside

Policy E6 – Employment in Rural Areas – This policy allows for the development and expansion of commercial enterprises within or adjoining villages of all sizes provided that essential environmental safeguards are maintained e.g. form and character, visual intrusion, unacceptable traffic, noise and disturbance to the occupiers of adjoining and nearby properties.

South Kesteven Landscape Character Assessment

The application site is located within the Trent and Belvoir Vale character.

Key Issues

The main issues for consideration in relation to this application are highway safety, residential amenity and visual amenity.

Highway Safety

Members may recall that the previous application for a mixed use on the site (S08/0923) was deferred at Committee to allow discussions with the highway authority. Eventually it was withdrawn by the applicants.

The current application has been assessed by the local highway authority and their comments indicate that they do continue to have reservations regarding the access road to the site, concerning its ability to accept the additional comings and goings and the ability for vehicles to pass safely. However, they are of the opinion that a temporary permission of 18 months would allow a full and proper assessment of the operation and establish what highway improvements/alterations may be required.

Additionally, the local highway authority would wish to see appropriate on site parking provision.

Residential Amenity

In the light of the above comments the proposed development is considered to accord with the objectives of the saved South Kesteven Local Plan, there are material planning considerations raised relating to residential amenity and highway safety but they are not considered to outweigh policies of the saved South Kesteven local plan or indicate that a decision should be taken otherwise. Whilst the local highway authority has indicated that improvements/alterations to the access road may be required they consider a temporary permission would allow identification of the nature and extent of any works.

As these would be in the public highway it is likely that these works would be requested via a Section 106 legal agreement should any subsequent planning application be made after the expiration of this temporary permission.

The comments of the policy section indicate that the proposal accords with the saved policies EN1 and EN2 subject to no issues of noise and disturbance as it is a tourist and recreational use that would reasonably be expected to be located in a rural location. It is accepted that the civil ceremonies element of the scheme is not dependent on a rural location and as such it would generate vehicle movements which is somewhat at odds with current sustainability objectives. However, it is considered that the policy for diversification of development of rural economies outweighs any conflict with national sustainability objectives.

It is considered appropriate to require details of the bookings for the events to be provided to the local planning authority on request. This would enable effective monitoring of the site when events are taking place.

Crime and Disorder Implications

It is not considered that the proposed development raises any significant crime and disorder issues.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

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 and there is a degree of conflict with current sustainability objectives 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, EN2 and E6 of the saved South Kesteven Local Plan and The South Kesteven Landscape Character Assessment.

Recommendation

1. The uses hereby permitted shall be discontinued on or before 25th November 2011 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 hereby permitted shall only operate during the following hours including any live or recorded music:

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

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

Monday to Thursday 10.00am to 09:00pm
Friday and Saturday 10:00am to 10:00pm
Sunday and Bank Holidays 10:00am to 04:00pm

Lodge Lets

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 E6 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 who 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 There shall be no outside music.

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 made available to the local planning authority on request.

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

Development Services
South Kesteven District Council
Grantham, Lincs, NG31 6PZ

Ref: S09/1740/FULL/KJC/PS2A
Mr K J Cartwright

June 17th 2010

Dear Mr Cartwright,

We received a notification from BE Wolsey with regards to the proposal from Gorse Lodge for a change of use of shooting lodge to mixed use including overnight accommodation etc. This has left me a little confused. As I am unable to attend the meeting on the 22nd June due to work commitments I thought I would just drop you a quick letter.

The lodge is already currently used for the proposed activities, hence the permanent marquee installation and fireworks at 10am at night etc., so I don't understand the change of use proposal. Is the proposal to increase the amount of weddings, functions etc. already held there. If this is the case will the relevant information regarding the increase of use be issued.

Our main concerns are really traffic increase and speed, we find the vehicles using the road have little regard for other users, pedestrians/wildlife/ animals also using the road. The service providers and passenger vehicles are the main problem. Only the other week a landrover towing a generator went down the lane far too quickly and would have been unable to stop in time to avoid a collision should anything have been coming in the other direction around the blind bend. I thanked our lucky stars that the family out on their bikes which had just come round the corner moments before did so when they did otherwise I dread to think what might have happened.

It would also mean an increase in the traffic and noise levels of vehicles using the road in the early hours of the morning after functions. We have noted the taxi's and people carriers seem to think it even more appropriate to drive at high speed down the lane at 2am in the morning.

I understand people need to earn a living and generating business in local communities is desirable. I would ask for due consideration be given to the safety aspects of the request and hope that proper measures could be put in place to ensure residents and users of the lane are subjected to minimal inconvenience and danger from any increased activities carried out at the shooting lodge.

Thank you for your time.

Yours sincerely


Mrs Teri Allen.

*Received after Committee.
No new material planning considerations
raised - KJC / 23 June 10*

Moor Farm House
Brandon Road
Stubton, Notts
NG23 5DA

NEIGHBOUR LETTERS	
NN3	NN4
	24/6

SUSTAINABLE COMMUNITIES

23 JUN 2010

BUSINESS SUPPORT TEAM



INTERNAL MEMORANDUM

To:	Kevin Cartwright Principal Planning Officer (north)	From:	Andy Moger Planning Policy Officer
Your Ref:	S09/1740/FULL/POL1	Our Ref:	AM/DC/001
Date:	14 th May 2010		

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

The application is generally in conformity with RSS Policy 24 which encourages local authorities to promote the diversification of development of the rural economy.

Saved Local Plan Policy (SLPP) E6 supports the change of use of suitable existing buildings, subject to a number of provisos. In this instance the proposals ability to satisfy traffic and noise disturbance issues relating to its proposed usage will be most relevant. SLPP E8 supports the expansion of an existing business for development that is proposed outside of existing towns and villages.

The proposal is generally in keeping with the principles of SLLP EN1, subject to satisfaction of highways and noise issues relating to the proposed usage. SLLP EN2 sets out the uses which are acceptable in open countryside, the application falls within the classification of tourist and recreational and is therefore generally in conformity with the policy.

In terms of the emerging Core Strategy, Policy EN1 is in the main part satisfied, with the only concern being noise and light pollution from the intended use. Policy E1 is also generally in support of the application, subject to satisfactory dealing with noise and traffic impacts arising from the proposed change of use. However it should be noted that as the Core Strategy Submission is still under consideration by the Inspector, only limited weight can be given to its policies in advance of the Inspectors report.

Subject to the satisfaction of noise and highways concerns relating to the proposed uses, there are no policy objections to this proposal.

Andy Moger
Planning Policy Officer



INTERNAL MEMORANDUM

File

To: Karen Sinclair Service Manager Planning Policy	From: Mr K J Cartwright Principal Planning Officer (North)
---------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------

My ref: S09/1740/FULL/POL1

Date: 12-May-2010

Application Ref: S09/1740/FULL

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

App Type: Full Planning Permission

I am writing to inform you that I have recently received the planning application referred to above.

The forms and plans together with any other documents can be viewed by clicking on the following link:

<http://www.southkesteven.gov.uk/Planning/>

I would be pleased to receive any comments you may wish to make by no later than 14 days from the date of this memo.

Mr K J Cartwright
Principal Planning Officer (North)
Development Control

Development Services

South Kesteven District Council

Council Offices, St. Peter's Hill

Grantham, Lincolnshire, NG31 6PZ

Tel: 01476 406306

Fax: 01476 406009

DX27024 - Grantham

email: planning@southkesteven.gov.uk

www.southkesteven.gov.uk



Highways & Traffic,
Lincolnshire County Council
County Offices - Annexe C
Eastgate
Sleaford
NG34 7DP

Our Ref: S09/1740/FULL/KJC/CON6
Case Officer: Mr K J Cartwright
Direct Dial: 01476 406390
Email: k.cartwright@southkesteven.gov.uk
Date: 12 May 2010

Dear Sirs

AMENDED PLAN(S)

Application No: S09/1740/FULL

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

Grid Ref: E: 488958 / N: 349709

With reference to the above planning application, I would be pleased to receive comments relating specifically to sustainability.

The documents can be viewed by using the following link, using the format S09/1740 :

www.southkesteven.gov.uk/planningsearch/

I would be pleased to receive any comments you may wish to make on the amendments within 14 days from the date of this letter.

Please do not hesitate to contact me if you have any queries, my contact details are given above.

Yours faithfully

Mr K J Cartwright
Principal Planning Officer (North)
Development Control



"Listening Learning Delivering"

South Kesteven District Council

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KEVIN CARTWRIGHT

From: Chris Tidswell [Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 15:28
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Excellent Kev.

No need to see draft as i trust you implicitly to see to both authorities concerns

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 14:35
To: Chris Tidswell
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Thanks Chris.

I am also going to suggest a condition that the LPA can ask for details of future bookings. That should make monitoring of the site a bit more easier, and establish exactly who is damaging the verges etc.

Do you want sight of the drafted conditions before committee to make sure they address your concerns?

Kev

From: Chris Tidswell [mailto:Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 12:10
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

We'll get there Kevin

As its been operating unlawfully, difficult to pin down who caused any damage to the highway over the period of time it has been taking place retrospectively. Here is another dilemma. We, as you allude need to prepare our (highways) case for improvements or contribution to comply with the Circular. It is difficult retrospectively. There are farms in the locale using a variety of vehicles including no doubt, bulk grain lorries.

If you wish to see formal parking marked out, they are likely to need it finishing in tarmac. From my last visit to the site, it appears that 'stone' is the current finish. They could finish in gravel, or surface dress with edgings denoting the bays.

I agree with you that indiscriminate parking would impact, so a formal parking arrangement should be sought, to be agreed in writing with the local planning authority.

They say typically 40-80, giving them a little flexibility up to 90.....?

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 11:43
To: Chris Tidswell
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Thanks Chris.

The only other matter is that from the content of objection letters it appears the site has been operating unlawfully for a period of time. I imagine members may suggest that an assessment could have been made during that period?

06/05/2010

Do you want any restriction on number of guests attendees? Parking available at all times, marked out, (I would prefer a more informal parking arrangement to lessen the visual impact on the area)?

Any other conditions you may consider appropriate?

Thanks,

Kev

From: Chris Tidswell [mailto:Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 11:35
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Sorry, yes (forgot that bit)

Told you it was a compromise.....its good to talk

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 11:33
To: Chris Tidswell
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Is that without any improvements to allow assessment?

From: Chris Tidswell [mailto:Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 11:32
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

I think that an 18 month temporary limit would be acceptable

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 11:26
To: Chris Tidswell
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use.

Chris,

S106 monies are the same as planning conditions in that the development should be refused without the improvements. It appears that you would be asking for 8k with no definitive identification of what improvements are required. I am not convinced that the request is Circular compliant. It's the monitoring element I am concerned about. What if, after the monitoring, there isn't a problem? Do you give the money back?

Are you seeking a temporary permission to monitor the site? If so I suggest a more limited timescale e.g. 1 year. Otherwise I suggest you state that improvements are required and we can require a S106.

I presume these improvements are along Moor Farm Lane? The 8k request ought to be backed up by exactly what improvements are required e.g. the number of required bays.

I don't feel we are much further on than we were with the previous application that got withdrawn.

Sorry to be a bit prescriptive but I have to be comfortable with what I am presenting to committee.

Thanks,

Kev

06/05/2010

From: Chris Tidswell [mailto:Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 10:55
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Kevin

Having looked at the detail provided with this application.

There is adequate parking on the site

The Applicant makes it plain that he considers that there will only be a modest additional increase in daily vehicle movements in comparison to other permitted uses on the site, citing that some corporate events will not take place concurrently with the shooting use.

In the supporting statements, there is reference to.... "roadway is constructed to a high standard, with wide grass verges, offering adequate facility for vehicles to pass"

It is considered that introduction of this latest proposed element will lead to potential significant increase in vehicular movement as this proposal will take up any 'slack' days in the events based around shooting and other corporate events. Thus daily on a like for like basis there may not be considered a significant difference in the number of vehicular movements between shooting/corporate events and mixed use/weddings, cumulatively, there could be.

The reference to wide verges, offering adequate facility for vehicles to pass does concern this authority, and it has been suggested previously that passing bays should be provided.

There are opportunities for passing, but this relies on vehicles pulling in to individual property accesses.

It is suggested therefore that in lieu of passing bays, a Contribution be sought under a S106 for £8k, for use at the Area Highways Managers discretion in either providing one or two passing bays or maintenance /improvement works within 3 years of grant of permission. This will provide the local highway authority either the opportunity to monitor to see what impacts the proposed use has on the highway, or carry out local widening/haunching in anticipation and alleviation of a potential problem with vehicular conflict

Regards
Chris

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 09:55
To: Chris Tidswell
Subject: S09/1740 - Gorse Lodge - Mixed Use

Chris,

Any news on the Wedding Ceremony application out at Gorse Lodge, Stubton? Do you require passing bays/highway improvements/limits on numbers? My deadline for report writing is lunchtime today. Any comments would be appreciated as the only real issue with the application last time was concern from highways.

Thanks,

Kev

06/05/2010

KEVIN CARTWRIGHT

From: Chris Tidswell [Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 12:10
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

We'll get there Kevin

As its been operating unlawfully, difficult to pin down who caused any damage to the highway over the period of time it has been taking place retrospectively. Here is another dilemma. We, as you allude need to prepare our (highways) case for improvements or contribution to comply with the Circular. It is difficult retrospectively. There are farms in the locale using a variety of vehicles including no doubt, bulk grain lorries.

If you wish to see formal parking marked out, they are likely to need it finishing in tarmac. From my last visit to the site, it appears that 'stone' is the current finish. They could finish in gravel, or surface dress with edgings denoting the bays.

I agree with you that indiscriminate parking would impact, so a formal parking arrangement should be sought, to be agreed in writing with the local planning authority.

They say typically 40-80, giving them a little flexibility up to 90.....?

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 11:43
To: Chris Tidswell
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Thanks Chris.

The only other matter is that from the content of objection letters it appears the site has been operating unlawfully for a period of time. I imagine members may suggest that an assessment could have been made during that period?

Do you want any restriction on number of guests attendees? Parking available at all times, marked out, (I would prefer a more informal parking arrangement to lessen the visual impact on the area)?

Any other conditions you may consider appropriate?

Thanks,

Kev

From: Chris Tidswell [mailto:Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 11:35
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Sorry, yes (forgot that bit)

Told you it was a compromise.....its good to talk

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 11:33
To: Chris Tidswell
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

06/05/2010

Is that without any improvements to allow assessment?

From: Chris Tidswell [mailto:Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 11:32
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

I think that an 18 month temporary limit would be acceptable

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 11:26
To: Chris Tidswell
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Chris,

S106 monies are the same as planning conditions in that the development should be refused without the improvements. It appears that you would be asking for 8k with no definitive identification of what improvements are required. I am not convinced that the request is Circular compliant. It's the monitoring element I am concerned about. What if, after the monitoring, there isn't a problem? Do you give the money back?

Are you seeking a temporary permission to monitor the site? If so I suggest a more limited timescale e.g. 1 year. Otherwise I suggest you state that improvements are required and we can require a S106.

I presume these improvements are along Moor Farm Lane? The 8k request ought to be backed up by exactly what improvements are required e.g. the number of required bays.

I don't feel we are much further on than we were with the previous application that got withdrawn.

Sorry to be a bit prescriptive but I have to be comfortable with what I am presenting to committee.

Thanks,

Kev

From: Chris Tidswell [mailto:Chris.Tidswell@lincolnshire.gov.uk]
Sent: 06 May 2010 10:55
To: KEVIN CARTWRIGHT
Subject: RE: S09/1740 - Gorse Lodge - Mixed Use

Kevin

Having looked at the detail provided with this application.

There is adequate parking on the site

The Applicant makes it plain that he considers that there will only be a modest additional increase in daily vehicle movements in comparison to other permitted uses on the site, citing that some corporate events will not take place concurrently with the shooting use.

In the supporting statements, there is reference to.... "roadway is constructed to a high standard, with wide grass verges, offering adequate facility for vehicles to pass"

It is considered that introduction of this latest proposed element will lead to potential significant increase in vehicular movement as this proposal will take up any 'slack' days in the events based around shooting and other corporate events. Thus daily on a like for like basis there may not be considered a significant difference in the number of vehicular movements between shooting/corporate events and mixed use/weddings, cumulatively, there could be.

06/05/2010

The reference to wide verges, offering adequate facility for vehicles to pass does concern this authority, and it has been suggested previously that passing bays should be provided.

There are opportunities for passing, but this relies on vehicles pulling in to individual property accesses.

It is suggested therefore that in lieu of passing bays, a Contribution be sought under a S106 for £8k, for use at the Area Highways Managers discretion in either providing one or two passing bays or maintenance /improvement works within 3 years of grant of permission. This will provide the local highway authority either the opportunity to monitor to see what impacts the proposed use has on the highway, or carry out local widening/haunching in anticipation and alleviation of a potential problem with vehicular conflict

Regards
Chris

From: KEVIN CARTWRIGHT [mailto:K.CARTWRIGHT@SOUTHKESTEVEN.GOV.UK]
Sent: 06 May 2010 09:55
To: Chris Tidswell
Subject: S09/1740 - Gorse Lodge - Mixed Use

Chris,

Any news on the Wedding Ceremony application out at Gorse Lodge, Stubton? Do you require passing bays/highway improvements/limits on numbers? My deadline for report writing is lunchtime today. Any comments would be appreciated as the only real issue with the application last time was concern from highways.

Thanks,

Kev

Obj please Act
KC/6

KEVIN CARTWRIGHT

From: CHERYL TAYLOR
Sent: 24 March 2010 15:14
To: KEVIN CARTWRIGHT
Subject: FW: S09/1740/FULL

From: GW WOOD [mailto:gw61@btinternet.com]
Sent: 24 March 2010 14:11
To: PLANNING
Subject: S09/1740/FULL

PLANNING APPLICATION REF: S09/1740/FULL

I refer to the above application in respect of Gorse Lodge Stubton.

May we please state that we have no objection to the part of the application refering to overnight stay and weddings provided the entertainment ceases at midnight.

I am sure this facility will be very welcome in the area, along with conferences facilities.

However we would like to object to any increase in extra days of clay pigeon shooting which, no doubt, has been applied for under the umbrella of 'Corporate Entertainment'. If you take into account the fact that there are 6,000 partridges and pheasants put down in the area each year and add that to the number of clay pigeon days already allowed, and also take into account the PFI Carting just behind us, for a rural area we think that is quite sufficient for noise. The countryside is for all to enjoy not just for shooting and carting, we also have a right to peace and quiet in our gardens. Also would you please not forget the wildlife that enjoys this area.

Thank you

Mr G & Mrs J Wood
Cardean House
Allen Road
Fenton, Newark
NG23 5DG

NEIGHBOUR LETTERS	
NNE	NN4
26/3/10	24/6

doj please Ack KC ⑤

Reference: AF18254E

To comment on an application please fill out the form below

Under the terms of the Access to Information Act 1985, you should note that your comments/correspondence are not considered to be confidential and will be scanned and posted on our website, along with other application related documents. In addition the details may be reported to the Council's Planning Committee in summary form and will be available for viewing by the applicant and members of the public.

Reference Number

S09/1740

Name*

Tony Broome

Address

College House
Fenton
Lincolnshire

NEIGHBOUR LETTERS	
NN3	NN4
25/3/10	24/6

Post Code

NG23 5DE

Email Address

tbroome@lincoln.ac.uk

Telephone

01636 626035

Comments*

My concern with this application is the potential noise element based on the following:

Maximum expected attendance at a function is estimated to be about 150 people – this could lead to an excessive amount of local traffic during the midnight period.

Fireworks are environmentally damaging as they can effect wildlife – e.g. during the evening birds will be roosting and loud sudden noise can cause distress. That is the intention of loud bangs used by farmers to scare birds from crops so the evening/night time use should not be encouraged

Music, although supposedly controlled by sensors, can be still very annoying particularly on hot night when local residents have their windows open. Plus the sensors can be easily suppressed to reduce their sensitivity

The Council states from its planning policy (Web Site)

Planning Policy - Environmental Issues

The Local Plan contains policies which aim to:

Conserve and enhance the environment

Protect the open countryside from inappropriate development

Protect and conserve existing and proposed important wildlife habitats.

This development brings little or no benefit to the local communities, but takes away so much in the form of noise pollution and the increase in traffic. This in turn effects the natural environment and local house prices. People in rural areas are prepared to pay a premium for their properties for a number of reasons. Rural living is not expected to provide the same benefits as city or urban life, ease of transport, shopping, entertainment etc. However, in return for that investment they expect to gain benefits over city or urban living in other matters, 'peace and quiet' being regarded as a key factor.

There are a rising number of new homes being built in the area surrounding this proposed site - Fenton only being 1.4 km away. The new and future inhabitants may well be unaware of this noise pollution and will no doubt feel aggrieved that they have spent considerable amounts of money in the belief that they are moving to a quiet country location. The local community and council will profit much more from the fiscal contribution of new homes than it will from the self interests of this development. It may be unwise, therefore, to degrade the attributes of the local area and make it undesirable for future quality housing development.

1740/FULL/NNI
SUSTAINABLE COMMUNITIES

24 MAR 2010

BUSINESS SUPPORT TEAM

College House
Main St
Fenton. (4)

06j kj
please act
re
NA 23 5DE
Tues March 23'10

Dear B. E. Wolsey,

re: Application No: SO9/1740/FULL.

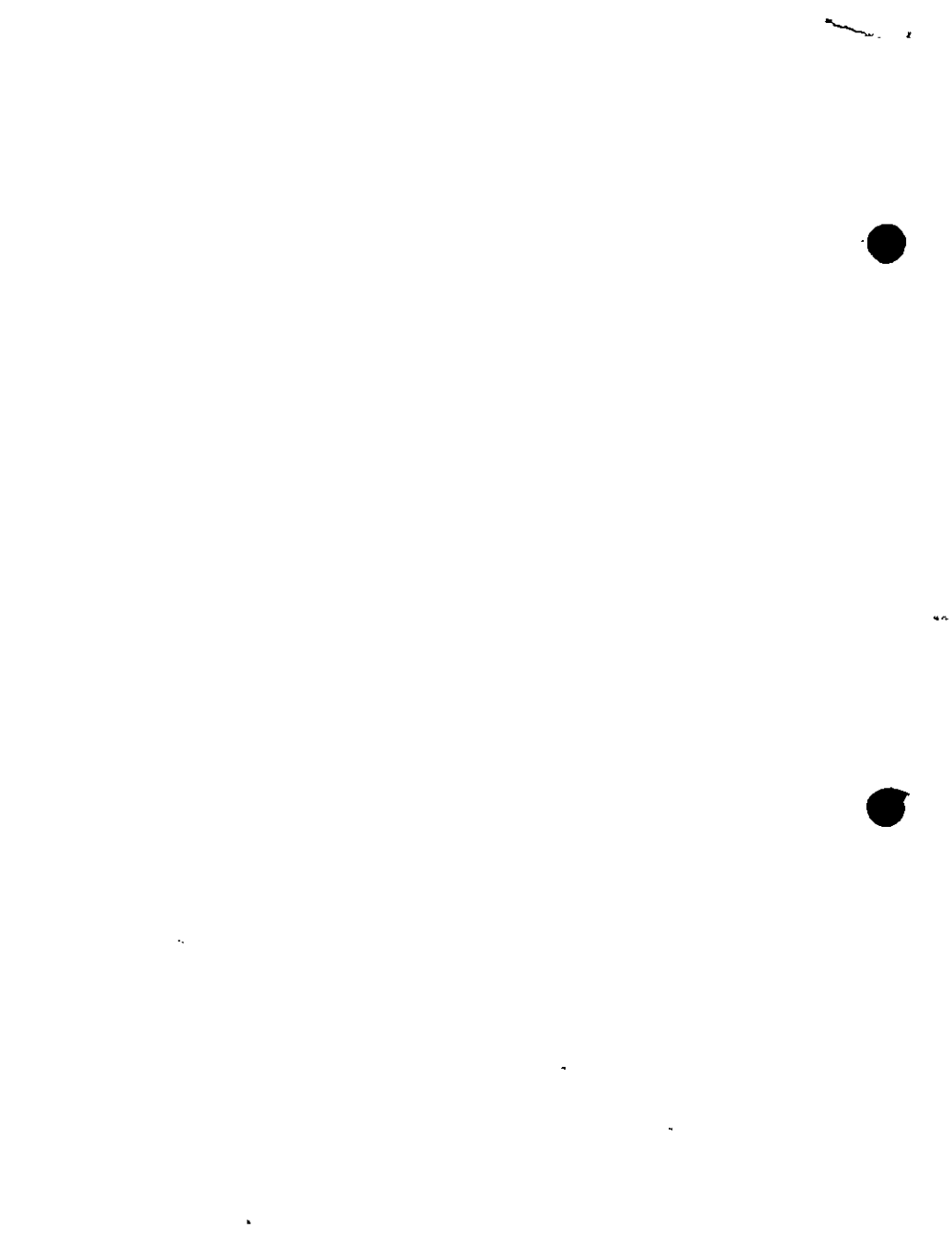
I wish to submit my objections to this planning application on the following grounds.

- ① The noise from shooting creates a dominant & oppressive environment. Short spells are tolerable but these people overshoot their hours and create unacceptable noise which is continuous through daytime and becomes quite intolerable.
- ② The noise from music and fireworks, late at night when people want to sleep

creates a dominant & oppressive environment. Once in a while is acceptable but having to listen to these awful noises on a regular basis is an encroachment on my freedom to live in the relative quiet of a rural environment.

The excessive noise created by the Gorse Lodge establishment is quite unacceptable. The owners have demonstrated their complete disregard of legal regulations in the past and have operated with impunity. They are 'only' recently abiding by these regulations in order for them to gain the goodwill of planning authorities so that their application can go through.

This is a rural area which will be harmed and damaged by noise pollution and



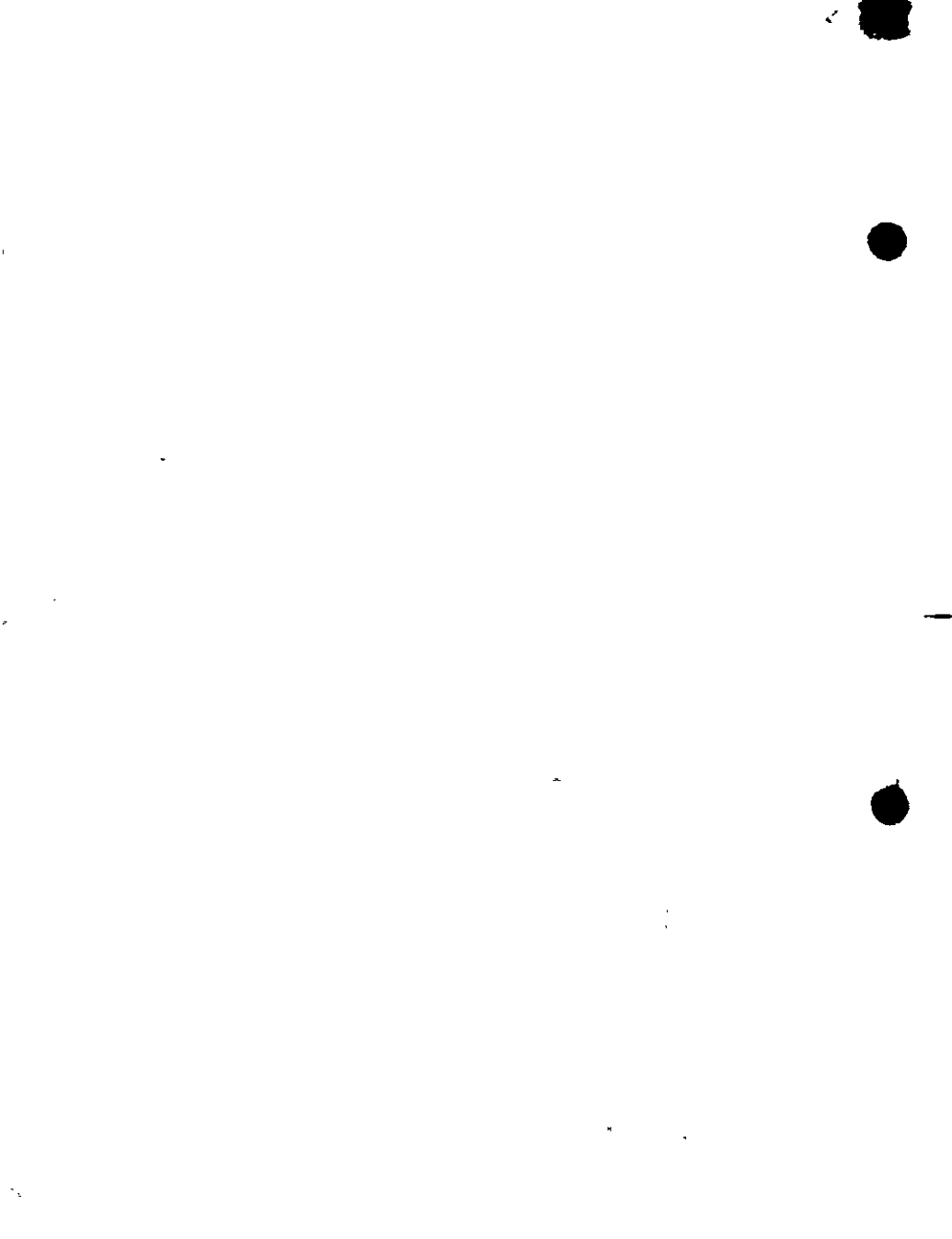
an increase in traffic flow to the site on roads too narrow to accommodate such traffic is unacceptable.

I have strongly objected to planning proposals put forward by Gorse Lodge in the past and I do so again. These plans are put forward by people who just want to make money without any consideration for the rural environment, its wildlife, its situation and the people who live in the locality.

Yours sincerely,

Jillian C. Lewis (Ms)

NEIGHBOUR LETTERS	
NN3	NN4
24/3/10	24/6



HOUGH ON THE HILL PARISH COUNCIL
Twisted Chimney Cottage, Marston Rd, Brandon, Grantham, Lincs NG32 2AU
Telephone 01636 626803 Mobile 07780603620
Chairman Cllr Mrs S Morgan.

Planning Comment

Application No. S09/1740

Applicant. Mr & Mrs A Henson and G.Taylor

Proposal. Change of Use

Location. Gorse Lodge, Stubton

Because of the limited time available for consultation, and the need to consult councillors for comment, the PC has not had time to prepare a detailed response, but has the following brief comments (quotes in italics are from the Planning Statement).

General

It is not clear what 'change of use' is being requested, since numerous events of the type described (wedding parties with amplified music and fireworks) have been held in recent years. Also, the statement makes it clear that the marquee is already in place. The PC can thus comment on the likely impact on the basis of some experience.

Traffic

Whilst not wanting to judge the acceptability of the case for access; we should point out that:

- 'wide grass verges' do not offer '*adequate facility for vehicles to pass*' especially in wet weather.
- It's not clear what numbers of persons the traffic figures are based on. Is it '*...typically in the range of 40-80 persons*' or a '*maximum of 150 attendees in total would be expected*'? Neither of these figure actually provides a real average, or an actual cap on numbers. Nor do the figures include the part time staff who will have to drive to the venue.
- Since the application is presented as a change of use from a limited shooting licence to a 7-days-a week, 10am-1am venue for large parties, the claim that '*no indication in this case that the proposed uses would generate a greater level of traffic than that already permitted by the existing uses*' seems fanciful.
- Para 8 mentions the '*management of vehicular movements*' but it's not clear what 'management' is provided.
- There is very little tourist accommodation in the locality, so most guests will have to drive (late at night, on unlit, narrow, unfamiliar roads) to hotels in Newark or Grantham.
- The description of the (unlisted) Stubton-Brandon road as a 'major road' is surprising. The best that can be said of this is that, in most places, it is wide enough for 2-way traffic.
- In past years, there have been cases where numerous unofficial signs to wedding parties at Gorse Lodge have been attached to telegraph poles etc in the area. These are not always taken down and become an unsightly distraction.

Noise

Hough on the Hill PC's principle concern is with the impact of the noise (from amplified music and speech, and from fireworks) on the village of Brandon.

Whilst Brandon is just over a mile from the site, it is down-wind in the prevailing wind and has often been affected by noise from the site in the past. Furthermore, it is the '*tranquil, verdant quality of the local environment*' (when the karting and shooting have stopped) that allows sounds to travel considerable distances and be much more intrusive than they might in a normally less tranquil area. Amplified music does not maintain the '*character... of the countryside*'.

It is certainly credible that, by keeping the doors closed, the noise could be contained within the permanent buildings. In which case, there would be no need for '*appropriate controls over timing*'. However, the PC doubt that the measures suggested for the marquee, even if rigorously enforced, would prevent amplified music being heard some distance away. For example, directing speakers away from the village (which village?) would be counteracted by reflections from the numerous earth banks on the site. Perhaps a 'sound limiting device' will be effective; but previous experience suggests not.

The number of possible attendees and the potential for events 7 days a week, with music until 12.30am is hardly '*restricted in terms of the scale and operating hours*'.

Although stopping the use of fireworks after 10pm is a welcome concession; this will do little to limit the impact of fireworks on most weekend evenings during the summer months, especially for those with pets, or small children trying to sleep.

The report quotes as precedence, planning permission given to Stubton Hall. Hough PC was not consulted about this application, but it is understood that this is fully indoor venue, not involving music in a marquee. It also quotes the caravan site at Fulbeck lowfields; the district council will be well aware that this site is illegal and, despite several appeals, has no planning permission. Another irrelevant example quoted is the Moto Cross Site adjacent to the A1 dual carriageway, several miles away at Gonerby.

In summary, although the PC welcome the partial recognition of the nuisance caused to the residents of Brandon, and the measures suggested to limit that nuisance, the council seriously doubts the claim that '*noise and disturbance issues are unlikely to arise*'.

*Obj please Ack
KC/*

3

KEVIN CARTWRIGHT

From: CHERYL TAYLOR

Sent: 22 March 2010 14:35

To: KEVIN CARTWRIGHT

Subject: FW: application no:S09/1740, change of use of shooting lodge etc, Gorse Lodge, Stubton

NEIGHBOUR LETTERS	
NN3	NN4
23/3/10	24/10

From: Celia Derbyshire [mailto:caderbyshire@hotmail.com]

Sent: 22 March 2010 14:32

To: PLANNING

Subject: application no:S09/1740, change of use of shooting lodge etc, Gorse Lodge, Stubton

Your ref: S09/1740/full/KJC/NN1

Dear Sir,

whilst I do not wish to object to this application, I do want to express my concern over the issue of noise disturbance. I appreciate that various measures are being put in place to protect the amenity of local residents but would like to make the following points.

- 1) The easternmost edge of Fenton is nearer to Gorse Lodge than the 1.4 km distance specified in the application. Previous applications for this site have suggested 1 km.
- 2) At present, we can clearly hear the music every time there is a large party/wedding in the evening at this site.
- 3) Naturally we also hear and see the fireworks.
- 4) It is therefore MOST IMPORTANT that sufficient restrictions are put in place on size of party, frequency of event, level of noise, hours of operation etc.
- 5) Any restrictions proposed need to be ENFORCEABLE - this site has a long and unhappy history of not adhering to planning restrictions in the past.

Yours faithfully,
Celia Derbyshire (Mrs)
The Gables, Pump Lane, Fenton NG23 5DF

doj please Adv @
KC

Mr and Mrs J Britten The Bungalow, Main Street, Fenton,
Newark, Notts. NG23 5DE. Tel 01636-626680.

19th March 2010.

SUSTAINABLE COMMUNITIES

Mr K Cartwright
South Kesteven District Council,
Council Offices,
St Peters Hill,
Grantham, Lincs.
NG31 6PZ.

19 MAR 2010

BUSINESS SUPPORT TEAM

NEIGHBOUR LETTERS	
NN3	NN4
19/3/10	24/6

Dear Mr Cartwright,

Planning application for Gorse Lodge. Weddings etc. S09/1740.

The Gorse Lodge Complex has been and indeed still is causing some concern to the residents of the surrounding villages, in their previous application certain conditions were asked to be complied with and the committee were on the brink of issuing an enforcement notice, only when the thought of spoiling some brides big day was it not issued.

Even after that warning the management have still taken bookings for all of 2010 knowing they have not got planning consent, if permission is not granted there are going to be a lot of disappointed brides!!!

Also at the last planning meeting in early 2009 the proprietors of Gorse Lodge told SKDCs officers that the use of motor sport would be stopped for example 4x4 off roading, quad bikes and rally karts, it still happens.

Regarding the Brandon clay shoot, we were told by one of your officers that the shoot was now on the new planning application as from December 2009 even though this was three months before the trial period ran out.

This planning application contradicts that and says it is still on the old system. Looking at the Gorse Lodge website all the conditions asked for have been disregarded they say that up to 200 shooters can be catered for that's a lot of vehicles and only 4 hours to get them through the disciplines.

The access / exit road has not been brought up to the standard required by the Highways Department is this no longer an issue or has a way been found round it. According to the website the numbers of guests have not

been reduced and as the bookings have been taken before planning permission has been granted or indeed refused this could be a very tricky situation.

Finally please find enclosed leaflets to prove our point.

Yours sincerely,

J and T A Britten.

SUSTAINABLE COMMUNITIES

19 MAR 2010

BUSINESS SUPPORT TEAM

GORSE LODGE WEDDINGS

Wedding and Reception Venue

SUSTAINABLE COMMUNITIES

19 MAR 2010

BUSINESS SUPPORT TEAM

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LOCATION

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If you're looking for an alternative to a weekend long pub crawl why not look at incorporating a Gorse Lodge package into your event?

With a choice of half day or full day options and some really great activities to choose from we can guarantee that the whole group will be happy with this choice!

There will be full instruction and safety briefing before each activity. Each activity lasts for approximately one hour and includes practice sessions before a competition in each event and a prize for the overall winner.

So trade the pints of lager for pints of adrenaline and experience the exhilaration of some of our thrilling activities.

Our activities include Clay Pigeon Shooting, Archery, 4x4 Off Road, Quad Biking and rally karts all of which are ideal experiences in warming up for a Stag or Hen Night, and it's a great way of getting people acquainted with one another before a night out on the town.

For details on our packages please contact us.



Tel: 01636 626 223 | Email: info@gorselodge.com | Copyright © 2007 Gorse Lodge, Newark, Nottinghamshire. Web design by **Wet Ink**

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Photos for Gorse Lodge



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SUSTAINABLE COMMUNITIES

19 MAR 2010

Summary Reviews

Summary information

The accommodation at Gorse Lodge consists of five beautifully renovated en-suite double bedrooms, and one twin bedroom with en-suite, all with outstanding views overlooking the lakes.

Additional accommodation is available at The Olde Barn Lodge located within five miles of the venue. The Olde Barn is a pleasant mixture of old world charm with modern facilities.

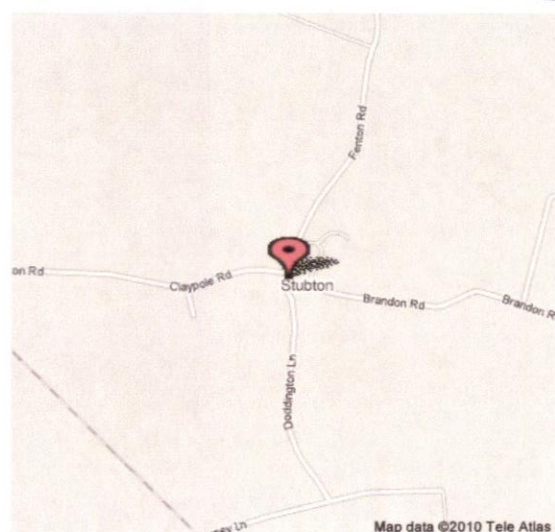
You can choose from our range of imaginative culinary options, or we will design a menu to your individual specification. Whatever your dietary requirements may be, we can provide a range of dishes to suit all tastes and budgets.

Within our team we have trained designers available to dress the hall / marquee to suit your individual taste.

We can take care of all of the following Flowers, Wedding cake, Table Plan / Name Places, Table Decorations, Fireworks, DJ / Disco plus many more....

Gorse Lodge would be more than happy to arrange all of your requirements for your special day down to the smallest detail.

Map for Gorse Lodge



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Gorse Lodge

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Civil Licence - Yes
Service: Up to 50 inside; more in a marquee

The peace and tranquillity of Gorse Lodge will ensure that your wedding day will be the most memorable day of your life.

At Gorse Lodge, many of our bookings are born from word of mouth. This is not only a testament to our fantastic team but also to that little bit of magic everyone feels when they step foot at Gorse Lodge.

Gorse Lodge is considered one of the top wedding venues in Lincolnshire and Nottinghamshire. Idyllically situated amongst stunning lakes and woodlands, Gorse Lodge is a truly unique venue. As a family business, brides and grooms to be, can be rest assured that they will enjoy the familiarity and one to one service that Gorse Lodge offers.

Gorse Lodge's priority is always to make each wedding truly individual and tailored to each couples' requirements.

Then whole of our 100 acres of the grounds and the lodge are offered exclusively to each bride and groom, meaning your day is a truly intimate and relaxed affair.

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20% discount on Venue Hire for remaining dates for 2010, must be booked by end of January 2010:-
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SUSTAINABLE COMMUNITIES

19 MAR 2010

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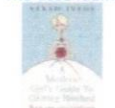
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**Clay Pigeon Shooting**

Gorse Lodge is an idyllic rural retreat for corporate entertaining, stag & hen events, or just a memorable day out with family and friends. The clay ground is set in the heart of Lincolnshire surrounded by woods, lakes and over 100 acres of breathtaking countryside.

We offer a highly recommended clay pigeon shooting facility, which has been laid out by George Digweed, numerous times World Champion in this field.

Under the expert guidance and safe tuition of our qualified coaches, you and your guests can be assured your day will be both fun and memorable.

We can provide everything you need - guns, cartridges, hearing protectors, marquee, catering and prizes should you require.

With our first class catering facilities we can offer you a large range of refreshments and menu ideas. We offer breakfast, lunch and dinner by the fire in the Lodge for your guests, or alternatively in the summer we can arrange a barbeque or hog roast in the garden.

Schedule

Just like a driven shoot day, guests can meet in the main hall at Gorse lodge for breakfast at around 9am before listening to a safety discussion and briefing. Your team will then proceed to the woods to begin the first half of your day.

At midday lunch can be served at the lodge or alternatively for larger parties lunch in the adjoining marquee facilities overlooking the lakes.

After lunch, back to the clay ground for the second half of your day, followed by presentation and drinks in the main hall before departure.

You can rely upon our experience in running these days smoothly so all you have to do is turn up on the day. Whether your group is 5 or 200 we can tailor the arrangements to suit your individual needs.



See full gallery. . .

SUSTAINABLE COMMUNITIES**19 MAR 2010****BUSINESS SUPPORT TEAM**

Obj please see KC

KSC ①

NEIGHBOUR LETTERS	
NN3	NN4
1803	2416

Moor Farm House
Moor Farm Lane
Brandon Road
STUBTON
NG23 5DA

16th March 2010

Development Services
South Kesteven District Council
Council Offices
St. Peter's Hill
GRANTHAM
Lincolnshire
NG31 6PZ

SUSTAINABLE COMMUNITIES

18 MAR 2010

BUSINESS SUPPORT TEAM

Dear Sirs

Planning Application S09/1740/FULL – GORSE LODGE

We have received your letter of the 03 March 2010 concerning the latest planning application for Gorse Lodge, and have carefully studied the application on your website.

We have a major interest in this application, as Moor Farm House is one of the residential properties "some 800m to the south west" of Gorse Lodge and on the same lane.

We oppose the planning application on a number of grounds.

1. Stubton

Stubton is a small village, but already has Stubton Hall Hotel which offers facilities and events comparable to those detailed in this planning application. We do not believe that there is any necessity for two such venues in the same village.

2. Road Access.

- 2.1 Their para. 3. They state that "the nearest residential property is set some 800m to the south-west, and accessed along *the same private track*". Not so, as Moor Farm Lane is a public right-of-way. (It should be noted here that Gorse Lodge have unilaterally re-branded the lane as Gorse Lane, also misleading). Again in para. 11 they refer to the 'private track' but this actually only begins beyond the nearest private property to Gorse Lodge.
- 2.2 Their para. 16. They state "the roadway is constructed to a high standard, with wide grass verges, offering adequate facility for vehicles to pass". This is misleading. In fact, the number of potholes in the road surface suggest the road is not constructed to a high standard, and motoring on grass verges should not be an argument for suitable passing facilities, especially in wet weather. Since there are no pavements, the grass verges have to be used by pedestrians and children, horse riders dogs and other animals, and birds. It should also be noted that the lane is unrestricted – i.e. with a 60 mph limit.

- 2.3 Their para. 74. They write "they (the planning authorities) should not reject proposals where small scale expansion would give rise to only modest additional daily vehicle movements in comparison to other uses that are permitted on the site, and the impact upon minor roads would not be significant". (Their underlining). In some paragraphs of this application, they state that traffic will not increase. Now they write that the increase will be 'modest'. Yet, although they concede that there will be no shooting when a reception takes place, thus arguing that there will be no increase in traffic, they are planning events at night (when obviously shooting can't take place in the dark) so of course the daily number of vehicles will increase significantly, thus disturbing the adjacent residents and speeding up the deterioration of the lane.
- 2.4 Their para 79 reiterates that there is a "good quality road and wide grass verges and *numerous passing opportunities for vehicles*". Not so, unless they include inter alia our drive entrance – which they do.
- 2.5 Their para 80 says "relative to the existing use it is not anticipated that the proposed use would result in *any increase in commercial vehicles travelling to the site*". Yet in para.93 they state that waiting staff will be provided by contractors, who presumably would arrive in commercial vehicles together with the food etc. We've also had a huge lorry carrying a bumper car set up. (More to come?). Their para 93 relates to the increased staff that would be needed to be employed at wedding functions and events. This "involves a greater number of staff predominantly part-time....Typically a wedding event for 80 people would provide employment for 12 – 15 people" and Gorse Lodge employees would increase from the present 2 to 5. And all these extra staff would be driving along the lane there and back.
- 2.6 Conclusion. This application would clearly mean an increase in traffic along Moor Farm Lane, especially at night and early in the morning, with the resulting increased danger to pedestrians and animals and greater deterioration of the lane itself, which would in turn require more frequent Council repair and maintenance. So we oppose the application based on increased traffic flow down an unrestricted narrow lane which will result in potential accidents and higher maintenance. Health & Safety should require a 30 mph speed limit applied to the lane to protect pedestrians and children, horse riders and dogs, other animals and birds

3. Sound Pollution

- 3.1 We note that the planning application calls for extended hours compared with clay pigeon shooting, which clearly only takes place during the day. The proposed hours are: Weddings and private parties to midnight except Fridays and Saturdays to 1 am. (using the marquee with live music to midnight and recorded music for a further half an hour). Corporate entertainment to 9 pm Mondays to Fridays, Saturday to 10 pm and Sundays & Bank Holidays to 4 pm. We consider that party and traffic noise to midnight/1 am as being far too late for a rural location with horses and livestock near-by.

- 3.2 We read that the applicants are promising various noise control systems, and in para. 50 even go so far as accepting that *planning conditions can be imposed to mitigate and control the effects of noise*. So it is very clear that the applicants do accept that there will certainly be a major element of extra noise pollution, and it will especially be the noise at night and early in the morning which will affect close-by private residences, including Moor Farm House.
- 3.3 In their paras. 68 to 72 the applicants go into considerable detail about noise control and complaints procedure, which all sounds good in theory but will they work in practice? Up to the present when they have had private parties, their noise controls have largely been ineffective.
- 3.4 Traffic noise. Their para. 70 tries to address noise from exiting traffic, which at the moment causes a high level of noise, even at 2 to 3 am. But will merely asking the (often drunk – except the driver, hopefully) car passengers to keep quiet while driving down the lane, not have the opposite effect? And of course there will also be noise from the cars going to the functions.
- 3.5 Fireworks. Para. 20 of the application mentions that fireworks, if requested, will not be released after 10 pm. However, noise pollution from fireworks cannot be controlled. Fireworks, whether they are released before 10 pm or after, terrify horses and scare dogs and other animals and birds. And we often find rocket remains in the fields adjacent to us – another form of pollution. A policy of no fireworks would be best. At worst, a restriction against loud bangs and rockets might be acceptable. And a notification of intended firework displays would be in order.
- 3.6 Conclusion. Nearby residents do not wish for nor expect further noise pollution, and especially at night to the early hours of the morning. And whatever the hopes of the applicants, it is evident from the application that more noise pollution is very likely. So we oppose the application on potential noise pollution in the area.
4. Other.
- 4.1 Consultation with the neighbours. Contrary to the claim in the printed application form, we have not been consulted about this planning application.
- 4.2 Bridleways. Contrary to the statement in the printed application form, bridleways can be seen from the proposed site.
- 4.3 It would appear that Gorse Lodge is on the market. It would fetch an inflated price for its present owners were this planning application to be approved.

We therefore respectfully oppose this planning application.

Yours faithfully

C D CHUTER K D CHUTER-ENGLAND T D ALLEN W S C ALLEN

KEVIN CARTWRIGHT

From: JANET EVANS
Sent: 15 March 2010 10:45
To: KEVIN CARTWRIGHT
Subject: FW: Planning Consultation S09/1740/FULL
Categories: SmartSaved
Attachments: image002.gif
SmartSaved: victory_U35_D3_N514176

Kevin

I have looked at this application. My main area of concern is of music noise from the marquee causing nuisance to neighbours. I would, therefore, ask for noise levels within the marquee to be no more than LAeq 5 minutes 90dB. This will give a level of 30 dB in Brandon village, and should therefore not cause a nuisance. I'm not sure if this can be written into a condition, but if it can, I would like it to be.

Regards

Janet

From: MIRANDA DOBNEY
Sent: 03 March 2010 1:52 PM
To: JANET EVANS
Subject: Planning Consultation S09/1740/FULL

**INTERNAL
MEMORANDUM**

To: ENVIRONMENTAL PROTECTION
For the attention of Janet Evans

From: DEVELOPMENT CONTROL

Our Ref: S09/1740/FULL/KJC

Date: 03 March 2010

Planning Application No: S09/1740/FULL

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
Gorse Lodge, Stubton, Newark, Notts, NG23 5DA

15/03/2010

I am writing to inform you that I have recently received the planning application referred to above.

You can view the forms and plans together with any additional documents by clicking on the following link:

<http://www.southkesteven.gov.uk/Planning/>

I would welcome any observations you may have on this application. However, if I have received no reply within 21 days of the date of this memo, I will consider the application without your comments.

I am the case officer dealing with this application, my extension is 6390, should you have any queries, please do not hesitate to contact me.

Mr K J Cartwright
Principal Planning Officer (North)
Development Control

KEVIN CARTWRIGHT

From: Liz Mordue [liz.mordue@lincsheritage.org]
Sent: 05 March 2010 10:30
To: KEVIN CARTWRIGHT
Subject: Archaeology responses

Kevin

The following applications do not affect any known archaeological sites. I would therefore advise that no archaeological intervention or conditions are required.

S09/1740/FULL Gorse Lodge, Stubton
S10/0230/FULL Springfield Business Park, Springfield Road, Grantham

Regards
Liz

Liz Mordue BA (Hons)
Assistant Historic Environment Officer
Heritage Trust of Lincolnshire
The Old School
Cameron Street
Heckington
Lincolnshire NG34 9RW
01529 461499

This email has been scanned by the MessageLabs Email Security System.
For more information please visit <http://www.messagelabs.com/email>

Application No: S09/1740/FULL

Full Planning Permission

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

Receipt Notice Sent: 03-Mar-2010

E* = Electronic	Sent		Sent
PC (21 days)	03-Mar-2010	BR1 (BRdem)	
PC, Caythorpe, Hough on the Hill & Fenton	3/3/10		
E*Highways	3/3/10		
E*Planning Arch	Weekly List		
E*EA	Weekly List		
		E*Memo to Ian	
AA1-7 (Adj Auth)		Onto MW or KT	
E*ALO1 (Arch Liaison)		LB1 (Eng Heritage)	
AM1 (Anc Mon)		LB2 (Civic Soc)	
AM2 (Adj Anc Mon)		LB3 (HBA)	
BUG1 (Bike User Group)		DEM (Big Six)	
BW1 (Grantham Canal)			
DRA (Drainage)			
E*FP1, 2 & 3 (Footpath)	3/3/10	Village Design SG	
E*HA1 (Highways Agency)			
HZ1 (ACC Packaging)		E*Memo EH1 (Env Health)	3/3/10
MOD1-16 (Airfields)		E*Memo TPO1	
MC1 - 2 (Minerals)		E*Memo OS1 (Op Space)	
E*PL1-9 (Pipelines)		E*Memo AH1 (Aff Hsing)	
PG1-8 (Parks/Gdns)		E*Memo POL1 (Policy)	
SS1 (SSSI)			
SS2 (Adj SSSI)			
E*TIP1 (Tip)			
E*TIP2 (Adj Tip)			
WF1 (Wind Farms)		F R A	
WL1 (Wildlife)		Does it need one?	
WL2 (Adj Wildlife)		Has it got one?	
WL3 (G/c newts etc)		E*EA3 – sent	
	Type	Date in Paper	Expiry Date
Advert	FP	12/3	2/4
N/Notice			

Development Services

South Kesteven District Council
Council Offices, St. Peter's Hill
Grantham, Lincolnshire, NG31 6PZ
Tel: 01476 406306
Fax: 01476 406009
DX27024 - Grantham
email: planning@southkesteven.gov.uk
www.southkesteven.gov.uk



Sent to: see attached list

+ Cllr V Kerr

Our Ref: **S09/1740/FULL/KJC/ NN1**
Case Officer: Mr K J Cartwright
Telephone: 01476 406306

Date: 03 March 2010

IMPORTANT – THIS MAY AFFECT YOU

Dear Sir/Madam

NOTIFICATION OF PLANNING APPLICATION

Application No: S09/1740/FULL

**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
Gorse Lodge, Stubton, Newark, Notts, NG23 5DA**

A planning application has been received to carry out the development described above.

The application and accompanying plans are available for inspection via the Council's web site at the following address. It is our aim to place applications on the website within five working days of receipt but occasionally, due to technical reasons beyond our control, this may not be possible.

Website: www.southkesteven.gov.uk/planning

Application No format: S09/1740

Alternatively, if you wish to inspect a hard copy of the application, you may do so at the following location only:

**Customer Services, Council Offices, St Peters Hill, Grantham
(Mon, Tues, Thurs - 8.45am - 5.15pm; Wed - 8.45am - 4.00pm;
Friday 8.45 am - 4.45pm)**

Should you wish to discuss any details of this proposal, you should contact the Case Officer named above.

Continued ... / ...

"Listening Learning Delivering"

If you wish to make any comments in respect of the application, they should be made in writing no later than **24 March 2010**. Representations can also be made via the above web site. **Please quote my reference on any correspondence, and, if replying by e-mail or via the web site, please include your postal address.** Any comments received prior to this date will be taken into account when the application is considered. Failure to meet this deadline may jeopardise the chances of your representations being heard. Only comments relating to land use considerations can be taken into account by the District Council in reaching their decision. The box below sets out examples of the sort of issues that you may comment on.

The Local Government (Access to Information) Act 1985 requires that any written correspondence must be made available for public inspection and will form part of a public record. **It is not therefore possible to treat your comments in confidence and any correspondence will be open to both the press and the public.**

Yours faithfully
B E WOLSEY
Acting Lead Professional
Development Control

MAKING COMMENTS ON PLANNING APPLICATIONS

On what grounds can you comment? Examples/suggestions:

- ❖ Dominant and oppressive environment created by the proposal
- ❖ Overlooking or loss of privacy
- ❖ Design out of keeping with the character of the area
- ❖ Highway safety or traffic impact
- ❖ Visually intrusive
- ❖ Excessive noise or smell nuisance
- ❖ Damage to Listed Building, Conservation Area or mature trees
- ❖ Contrary to Structure or Local Plan Policy
- ❖ Contrary to Government Planning Policy

Role	Type	Name & Address	Requested	Method	Amendment Item
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Cardean House, Allen Road, Fenton, Newark, Notts, NG2	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Park Cottage, Fenton Road, Stubton, Newark, NG235DB	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Home Farm, Fenton Road, Stubton	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Rowan Cottage, Hall Road, Brandon, Grantham, NG322A	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Brant Beck House, Church Lane, Brandon, Grantham, NG	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Brandon House, Church Lane, Brandon, Grantham, NG32	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Ashkirk House, Brandon, Grantham, NG322AH	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Poplars, Low Fields, Fulbeck, Grantham, NG323JF	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Granary, Grange Farm, Fulbeck, Grantham, Lincs, N	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Grange Farm House, Fulbeck Lowfields, Grantham, Lincs	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Richmond House, Brant Road, Fulbeck, Grantham, Lincol	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Fallows End, Fulbeck, Grantham, NG323JE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Tukatyme, Pump Lane, Fenton, Newark, NG235DF	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Willows, Main Street, Fenton, Newark, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Old Hall, Main Street, Fenton, Newark, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Gables, Pump Lane, Fenton, Newark, NG235DF	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Fens, Main Street, Fenton, Newark, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Bungalow, Main Street, Fenton, Newark, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Shalimar, Main Street, Fenton, Newark, Notts, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Pinfold Close, Main Street, Fenton, Newark, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Fern Cottage, Main Street, Fenton, Newark, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Fenlea, Pump Lane, Fenton, Newark, NG235DF	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Farm View Cottage, Main Street, Fenton, Newark, NG235	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Dunstan House, Pump Lane, Fenton, Newark, NG235DF	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Comer Cottage, Main Street, Fenton, Newark, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	College House, Main Street, Fenton, Newark, Notts, NG2	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Cardean House, Allen Road, Fenton, Newark, Notts, NG2	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	2, Allen Road, Fenton, Newark, NG235DG	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	(bagley), Main Street, Fenton, Newark, NG235DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	College House, Main Street, Fenton, Newark, Notts, NG2	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Bees Barn, Low Fields, Fulbeck, Grantham, NG323JF	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Old Vicarage, High Road, Hough-on-the-hill, Grantha	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	The Granary, Grange Farm, Fulbeck, Grantham, Lincs, N	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	3, Allen Road, Fenton, Newark, Lincolnshire, NG23 5DG	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Moor Farm House, Moor Farm Lane, Stubton, Newark, N	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Oak View, Main Street, Fenton, Grantham, NG23 5DE	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Fenland House, Pump Lane, Fenton, Newark, NG235DF	03-Mar-2010	Print
<input type="checkbox"/>	Neighbour	NN1 Neighbour letter	Gorse Lodge, Stubton, Newark, Notts, NG23 5DA	03-Mar-2010	Print

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INTERNAL MEMORANDUM

To:

ENVIRONMENTAL PROTECTION
For the attention of Janet Evans

From:

DEVELOPMENT CONTROL

Our Ref: S09/1740/FULL/KJC

Date: 03 March 2010

Planning Application No: S09/1740/FULL

**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
Gorse Lodge, Stubton, Newark, Notts, NG23 5DA**

I am writing to inform you that I have recently received the planning application referred to above.

You can view the forms and plans together with any additional documents by clicking on the following link:

<http://www.southkesteven.gov.uk/Planning/>

I would welcome any observations you may have on this application. However, if I have received no reply within 21 days of the date of this memo, I will consider the application without your comments.

I am the case officer dealing with this application, my extension is 6390, should you have any queries, please do not hesitate to contact me.

Mr K J Cartwright
Principal Planning Officer (North)
Development Control

Development Services

South Kesteven District Council
Council Offices, St. Peter's Hill
Grantham, Lincolnshire, NG31 6PZ
Tel: 01476 406306
Fax: 01476 406009
DX27024 - Grantham
email: planning@southkesteven.gov.uk
www.southkesteven.gov.uk



Highways and Traffic
Lincolnshire County Council
County Offices – Annexe C
Eastgate
Sleaford
NG34 7DP

Our Ref: **S09/1740/FULL/KJC / HW1**
Please ask for: Mr K J Cartwright
Direct Dial: 01476 406390
Email direct to: k.cartwright@southkesteven.gov.uk
Date: 03 March 2010

Dear Sir/Madam

Application No: S09/1740/FULL
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
App Type: Full Planning Permission

Please click on the following link to view the forms and plans regarding the above planning application:

<http://www.southkesteven.gov.uk/Planning/>

Type the planning reference number, in format **S09/1740**, into the “**application search**” box on the right and click “**view application**”.

I would be pleased to receive any comments you may wish to make on the proposal with regard to highway implications within 21 days of the date of this letter.

Please do not hesitate to contact me if you have any queries.

Yours faithfully

Mr K J Cartwright
Principal Planning Officer (North)
Development Control

Development Services

South Kesteven District Council
Council Offices, St. Peter's Hill
Grantham, Lincolnshire, NG31 6PZ
Tel: 01476 406306
Fax: 01476 406009
DX27024 - Grantham
email: planning@southkesteven.gov.uk
www.southkesteven.gov.uk



Mr Carl Abram - Senior Countryside Officer,
Lincolnshire County Council
County Offices
Annex C
Eastgate
Sleaford
NG34 7EB

Our Ref: **S09/1740/FULL/KJC /FP3**
Please ask for: Mr K J Cartwright
Direct Dial: 01476 406390
Email: k.cartwright@southkesteven.gov.uk
Date: 03 March 2010

Dear Sir

DEVELOPMENT AFFECTING PUBLIC FOOTPATH No.

Application No: S09/1740/FULL
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

I refer to the above planning application. I am notifying you because a footpath may affect the site.

The plans and documents can be viewed by clicking on the following link using the application number in the format **S09/1740**:

<http://www.southkesteven.gov.uk/Planning/>

I would be pleased to receive any comments you may wish to make on the proposal by no later than 21 days from the date of this letter.

Yours faithfully

Mr K J Cartwright
Principal Planning Officer (North)
Development Control

Development Services

South Kesteven District Council
Council Offices, St. Peter's Hill
Grantham, Lincolnshire, NG31 6PZ
Tel: 01476 406306
Fax: 01476 406009
DX27024 - Grantham
email: planning@southkesteven.gov.uk
www.southkesteven.gov.uk



Mr Chris Padley,
Lincolnshire Fieldpaths Association
Hambleton Cottage
Walesby Road
Market Rason
LN8 2EY

Our Ref: **S09/1740/FULL/KJC /FP2**
Please ask for: Mr K J Cartwright
Direct Dial: 01476 406390
Email: k.cartwright@southkesteven.gov.uk
Date: 03 March 2010

Dear Sir

DEVELOPMENT AFFECTING PUBLIC FOOTPATH No.10

Application No: S09/1740/FULL
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

I refer to the above planning application. I am notifying you because a footpath may affect the site.

The form and plans can be inspected by clicking on the following link using the format S09/1740 :

<http://www.southkesteven.gov.uk/Planning/>

I would be pleased to receive any comments you may wish to make on the proposal by no later than 21 days from the date of this letter.

Yours faithfully

Mr K J Cartwright
Principal Planning Officer (North)
Development Control

"Listening Learning Delivering"



INTERNAL MEMORANDUM

To:

Democratic and Legal
Services

From:

Mr K J Cartwright
Principal Planning Officer (North)

My Ref: S09/1740/FULL/FP1

Date: 03 March 2010

DEVELOPMENT AFFECTING PUBLIC FOOTPATH No.10

Application No: S09/1740/FULL

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

With reference to the above planning application, please note that a public footpath crosses the site.

The forms and plans can be viewed by clicking on the following link using the application number in the format S09/1740

<http://www.southkesteven.gov.uk/Planning/>

I would be pleased to receive any comments you may wish to make no later than 21 days from the date of this memo.

Should you have any queries, please do not hesitate to contact me on Extension 6390.

Mr K J Cartwright
Principal Planning Officer (North)
Development Control

Development Services

South Kesteven District Council
Council Offices, St. Peter's Hill
Grantham, Lincolnshire, NG31 6PZ
Tel: 01476 406306
Fax: 01476 406009
DX27024 - Grantham
email: planning@southkesteven.gov.uk
www.southkesteven.gov.uk



Mr R White,
The Ramblers Association
Rothay
27, Church Green Road
Fishtoft
Boston
PE21 0QY

Our Ref: **S09/1740/FULL/KJC /FP3**
Please ask for: Mr K J Cartwright
Direct Dial: 01476 406390
Email: k.cartwright@southkesteven.gov.uk
Date: 03 March 2010

Dear Sir

DEVELOPMENT AFFECTING PUBLIC FOOTPATH No.10

Application No: S09/1740/FULL
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

I refer to the above planning application. I am notifying you because a footpath may affect the site.

The plans and documents can be viewed by clicking on the following link using the application number in the format **S09/1740**:

<http://www.southkesteven.gov.uk/Planning/>

I would be pleased to receive any comments you may wish to make on the proposal by no later than 21 days from the date of this letter.

Yours faithfully

Mr K J Cartwright
Principal Planning Officer (North)
Development Control

KEVIN CARTWRIGHT

From: BRYAN WOLSEY
Sent: 02 March 2010 14:06
To: KEVIN CARTWRIGHT
Subject: Application to be referred to Committee from weekly list 22-26th February.

S09/1740/FULL – Change of use of shooting lodge to mixed use etc. Gorse Lodge, Stubton – KJC – Reason – Of wider interest, unusual planning history, sustainability considerations.

Bryan

SOUTH KESTEVEN DISTRICT COUNCIL

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995 (Article 8)

PLANNING APPLICATION AFFECTING A PUBLIC FOOTPATH

Ref: S09/1740/FULL

I give notice that **Mr & Mrs Andrea Henson and Ginette Taylor** is/are applying to the South Kesteven District Council for the following:

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
Gorse Lodge, Stubton, Newark, Notts, NG23 5DA
App Type: Full Planning Permission

The application and accompanying plan(s) and documents can be viewed online at **www.southkesteven.gov.uk/planning**. Members of the public may inspect a hard copy of the application, the plans, and other documents submitted with it at the following location only between the times specified:

Customer Services, Council Offices, St Peters Hill, Grantham
(Mon, Tues, Thurs - 8.45am - 5.15pm; Wed - 8.45am - 4.00pm;
Friday 8.45 am - 4.45pm)

The Local Government (Access to Information) Act 1985 requires that any written correspondence must be made available for public inspection. It is not therefore possible to treat any comments in confidence and any correspondence will be open to both the press and the public.

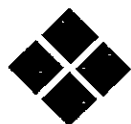
Anyone may comment on a planning application whether formally notified or not. If you wish to make representations about this application you should write to the District Council at the **Council Offices, St Peters Hill, Grantham, NG31 6PZ**; email: **planning@southkesteven.gov.uk** or on line at **www.southkesteven.gov.uk/planning**, to be received no later than

2 April 2010

NOTES

1. Failure to meet the above deadline may jeopardise the chances of your representations being heard. In the case of planning applications, only comments relating to the land use considerations will be taken into account by the District Council in reaching a decision.
2. **Please quote my reference number. If replying by email or via the web site, please include your postal address.**
3. The District Council has produced an explanatory leaflet 'Making Comments on Planning Applications', a copy of which is available at the above address. Information is also available on the website.

B E WOLSEY
Acting Lead Professional – Development Control



MSP

MIKE SIBTHORP PLANNING
PLANNING & DEVELOPMENT CONSULTANT

FAO K CARTWRIGHT

Development Control
South Kesteven District Council
St Peters Hill
Grantham
Lincs.

Or ref: MSP/528

19 February 2010

SUSTAINABLE COMMUNITIES

23 FEB 2010

BUSINESS SUPPORT TEAM

Dear Mr Cartwright

INVALID APPLICATION REF: S09/1740/KJC/INVALID
CHANGE OF USE OF SHOOTING LODGE TO MIXED USE INCLUDING
OVERNIGHT ACCOMMODATION FOR WEDDING GUEST, CIVIL
CEREMONIES AND RECEPTIONS, CORPORATE ENTERTAINMENT,
CONFERENCE FACILITIES AND CONTINUED USEAGE IN ASSOCIATION
WITH CLAY SHOOT.

I refer to your letter of 27 July 2009 addressed to the applicants Andrea Henson and Ginette Taylor. I have been asked to assist in the preparation and submission of the information requested in your letter to enable the validation of the application. I would be grateful if you could also amend the application to include us as agents for the application.

In relation to the specific matters identified in you letter, I enclose the requisite information as follows:-

1. Please find enclosed an amended red line site location plan which includes the car parking area. (3 copies. Drawing ref: MSP/528/001)
2. Please find enclosed 3 copies of a 1:500 scale Block Plan.
3. Please find enclosed 3 copies of 1:100 scale plan and elevations of the proposed marquee.
4. Design & Access Statement: This is contained within Section 7 of the Planning Statement (see 5 below).
5. Please find enclosed 3 copies of a Planning Statement. Incorporated within the Planning Statement is a Design & Access Statement (see 4 above) and a Regeneration Statement (see 6 below).
6. Regeneration Statement. This is incorporated into the Planning Statement (section 6).
7. Noise issues. These are incorporated into the Planning Statement (Paras. 66-72)
8. Agricultural Holdings Certificate. Please find enclosed a signed Agricultural Holdings Certificate as requested.

I trust the above is sufficient to enable the application to be validated. Should you require any further information, please do not hesitate to contact me.

~~Yours sincerely~~

~~Mike Sibthorp~~

MIKE SIBTHORP PLANNING

Mr K J Cartwright
Development Services
South Kesteven District Council
Council Offices
St Peters Hill
Grantham
NG31 6PZ

SUSTAINABLE COMMUNITIES

23 FEB 2010

BUSINESS SUPPORT TEAM

Your Ref: **S09/1740/KJC/INVALID**

Date:

Dear Sir

Application No:	S09/1740/KJC/INVALID
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

I refer to your recent letter with regard to the above, and enclose the additional information as requested.

Yours faithfully

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

Development Services

South Kesteven District Council
Council Offices, St. Peter's Hill
Grantham, Lincolnshire, NG31 6PZ
Tel: 01476 406306
Fax: 01476 406009
DX27024 - Grantham
email: planning@southkesteven.gov.uk
www.southkesteven.gov.uk



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

Our Ref: S09/1740/KJC/INVALID
Please ask for: Mr K J Cartwright
Date: 27 July 2009

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	S09/1740/KJC/INVALID
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 continues use in association with clay shoot
Location:	Gorse Lodge, Stubton, Newark, Notts, NG23 5DA

I have received your application to carry out the development referred to above, and would advise you that it is invalid for the following reason(s):

1. The red line on the site location plan needs to include the car parking area. See question 3 of the National List available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
2. Please provide 3 copies of a site plan/block plan. See question 4 of the National list available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
3. Please provide 3 scale drawings showing the specifications of the proposed marquee i.e. dimensions, heights etc. All dimensions should be shown in metric.
4. Please provide 3 copies of a Design and Access Statement. See our Local List available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
5. Please provide 3 copies of a supporting planning statement. Please see question 4.1 of our Local list available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>

Continued/...

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South Kesteven District Council
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6. Please provide details of any regeneration benefit from the proposal. See question 4.12 of our Local list available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
7. Please provide details of details of any noise. Please see question 4.19 of our Local list available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
8. Could you please complete the Certificate of Ownership by signing and dating the Agricultural Holdings Certificate where marked.

I enclose a return letter for your assistance. The application will not be considered until the information requested is received and if the information requested is not received by **24 August 2009**, no further action will be taken on the application. Any plans and forms in my possession will be returned and any fees already submitted will be refunded. If you then wish to proceed with the proposal, a new application will be required.

Yours faithfully
Mr K J Cartwright
Principal Planning Officer (North)
Development Control

GORSE LODGE

S09/1740

MANAGEMENT PLAN

Activities

Weddings

Private Parties

Corporate Entertainment – Clay Shooting & Conference Facility

Lodge Lets

Please note: None of the above activities will take place at the same time as each other.

Hours of Operation

Weddings

Monday to Thursday 12 noon – 12 midnight

Friday & Saturday 12 noon – 1am

Sunday and Bank Holidays 12 noon – 12 midnight

Private Parties

Monday to Thursday 12 noon – 12 midnight

Friday & Saturday 12 noon – 1am

Sunday and Bank Holidays 12 noon – 12 midnight.

Corporate Entertainment

Monday to Friday 10am – 9pm

Saturday 10am – 10pm

Sunday and Bank Holidays 10am – 4pm

Lodge Lets

10am arrival and 10am departure

Activity Management Plan

Weddings

The property is licensed for 50 guests for a Civil Ceremony.

Average number of Wedding Reception guests approximately 40 – 80.

A sound limiter will be fitted so that spot check readings can be taken and recorded during the Wedding Reception.

Speakers will be arranged so that they point away from local residents.

Doors will be kept closed to further reduce the noise level.

Live music will cease at 12 midnight.

Recorded music will cease at 12.30am.

A cooling down period will be instigated for the last 30 minutes of music duration.

Adequate Car Parking is provided on site.

SUSTAINABLE COMMUNITIES

20 JUL 2009

BUSINESS SUPPORT TEAM

Private Parties

A sound limiter will be fitted so that spot check readings can be taken and recorded during the event.

Speakers will be arranged so that they point away from local residents.

Doors will be kept close to further reduce the noise level.

Live music will cease at 12 midnight.

Recorded music will cease at 12.30am.

A cooling down period will be instigated for the last 30 minutes of music duration.

Adequate Car Parking is provided on site.

Corporate Entertainment – Clay Shooting & Conferencing

Corporate events taking place at Gorse Lodge will consist of use of the conference facilities together with use of the clay shoot ground for which planning permission has already been granted.

The Lodge will accommodate up to 50 guests theatre style and 30 guests classroom style.

Adequate Car Parking is provided on site.

Lodge Lets

The Lodge is let out to families and groups of friends. There are 6 bedrooms in total accommodating 13 guests.

Adequate Car Parking is provided on site.

TRANSPORT STATEMENT

Gorse Lodge is currently being used as a Clay Shooting Ground.

The average number of day visitors attending the Shoot on any given day is approximately 40. This would give an average number of vehicles visiting the site of 20 – 30.

As most Weddings average around 40 – 80 guests and most corporate days are less than 50 we would not expect the average number of vehicles to exceed those currently visiting the site for clay shooting.

The number of service vehicles which visit Gorse Lodge will not increase.

Parking Provision

Car Parking is situated to the rear of the Lodge and is accessed from Moor Farm Lane.

The area allocated for parking is approximately 35m by 80m.

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

Our Ref: **S09/1740/KJC/INVALID**
Please ask for: Mr K J Cartwright
Date: 27 July 2009

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	S09/1740/KJC/INVALID
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 continues use in association with clay shoot
Location:	Gorse Lodge, Stubton, Newark, Notts, NG23 5DA

I have received your application to carry out the development referred to above, and would advise you that it is invalid for the following reason(s):

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2. Please provide 3 copies of a site plan/block plan. See question 4 of the National list available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
3. Please provide 3 scale drawings showing the specifications of the proposed marquee i.e. dimensions, heights etc. All dimensions should be shown in metric.
4. Please provide 3 copies of a Design and Access Statement. See our Local List available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
5. Please provide 3 copies of a supporting planning statement. Please see question 4.1 of our Local list available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
6. Please provide details of any regeneration benefit from the proposal. See question 4.12 of our Local list available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>
7. Please provide details of details of any noise. Please see question 4.19 of our Local list available via <http://www.southkesteven.gov.uk/Planning/Local%20List.pdf>

8. Could you please complete the Certificate of Ownership by signing and dating the Agricultural Holdings Certificate where marked.

Your receipt for £ is attached.

I enclose a return letter for your assistance. The application will not be considered until the information requested is received and if the information requested is not received by 24 August 2009, no further action will be taken on the application. Any plans and forms in my possession will be returned and any fees already submitted will be refunded. If you then wish to proceed with the proposal, a new application will be required.

Yours faithfully
Mr K J Cartwright
Principal Planning Officer (North)
Development Control

APPLICATION/SITE DETAILS

S09/1740/FULL	
<u>Applicant</u> Mr & Mrs Andrea Henson and Ginette Taylor Gorse Lodge Stubton Newark Notts NG23 5DA	<u>Agent</u>
Proposal: Location:	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 Gorse Lodge, Stubton, Newark, Notts, NG23 5DA Parish of Stubton
Date Registered: Application Type: Responsibility: Site Area (sq.m.):	23 February 2010 Full Planning Permission Delegated 28433.562294232899
Grid Ref Easting: Grid Ref Northing:	488958 349709
Start Date: Real terminal date: OFFICER EXPIRY DATE: Officer:	23-Feb-2010 20-Apr-2010 16 April 2010 21-May-2010 (Major) Mr K J Cartwright
<u>SITE CONSTRAINTS</u> Public footpath affects site - FP1,2&3 ✓ Radon Area - Protection required (NA3) ✓ Area of special control for adverts Airfield Zone - No consultation required Barkston/Granwell (bird-strike/open-water/refuse-tips) — MOD1 Drainage - Lincs EA: Flood Risk Zone 2 (New Build Only) ✓ NATS Consultation - (Windfarm/turbine) WF1	
<u>Site History:</u> S01/0825, S01/1027, S03/1093, S04/0345, S04/1289, S05/0107, TPO: S05/0357, S05/0358, S98/0725, S99/0375, SK.96/0205, S09/1740 S08/0903.	

Validation Checklist

Full Planning Application

Checked in by:	KC
Date:	24th July 09
Allocated to:	KC

Description of Development
Change of Use of Shooting Lodge to mixed use including overnight accommodation for wedding guests, private civil ceremonies & reception, corporate entertainment, conference facilities and continued use in association with clay gun shoot.

Land Use Class (proposed)	Sui generis. / mixed use
PS Code description	

Fee Estimation (Complete one box only)

By Planning Portal

Date

Customer discussion with Planning Officer

POST ONLY: Fee enclosed with application

FURTHER INFORMATION (Incomplete)

- 1) Red line site location plan needs to include car parking area. - Please see Que 3. of Natural List.
- 2) Site Plan/ Block Plan - See Que. 4.
- 3) Specifications of the proposed Marquee - dimensions/height etc.
- 4) Design & Access Statement. LOCAL LIST
- 5) Supporting planning statement see 4.1.
- 6) Any regeneration ~~to~~ benefits from the proposal see 4.12

7) Please see 4.19.

~~5) The following information~~

~~is contained in the~~

8) No completed Agricultural Holdings Certificate.

NATIONAL LIST REQUIREMENTS

DOCUMENT	Yes/No
4 copies of the completed planning application forms unless electronic	✓
1 copy of the Article 7 Certificate (Agricultural Holdings), signed and dated	<i>No Agricultural Holdings</i>
1 copy of the Article 7 Certificate (A,B,C,D) signed and dated	<i>B</i>
3 copies of a site location plan (OS 1:1250 or 1:2500) Site identified clearly, outlined in red (proposed site) and blue (other land in ownership - if applicable)	
3 copies of a block plan to a scale of not less than 1:200 (preferably 1:500) showing: the direction of North; the proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries; all the buildings, roads and footpaths on land adjoining the site including access arrangements; all public rights of way ¹ crossing or adjoining the site; the position of all trees on the site, and those on adjacent land that could influence or be affected by the development; the extent and type of any hard surfacing; and boundary treatment including walls or fencing where this is proposed.	
3 copies of a block plan of the site to a scale of not less than 1:100 (preferably 1:200) showing: any site boundaries; the type and height of boundary treatment (e.g. walls, fences etc); the position of any building or structure on the other side of such boundaries.	
3 copies of existing floor plans at a scale of not less than 1:100	
3 copies of proposed floor plans at a scale of not less than 1:100	
3 copies of existing elevations to a scale of not less than 1:100	
3 copies of proposed elevations to a scale of not less than 1:100	

¹ Footpath, bridleway, restricted byway or byway open to all traffic

3 copies of proposed elevations to a scale of not less than 1:100										
3 copies of proposed roof plan to a scale of not less than 1:100										
In all cases involving a change of Ground Levels: 3 Copies of Existing site sections 3 Copies of Existing site levels 3 Copies of Existing floor level 3 Copies of Proposed site sections 3 Copies of Proposed site levels 3 Copies of Proposed floor level										
A design and access statement										
The correct fee <u>Fee Calculation</u> <table> <tr> <td>Payable</td> <td>£</td> <td><input type="text"/></td> </tr> <tr> <td>Paid</td> <td>£</td> <td><input type="text"/></td> </tr> <tr> <td>Refund/Balance Due</td> <td>£</td> <td><input type="text"/></td> </tr> </table>		Payable	£	<input type="text"/>	Paid	£	<input type="text"/>	Refund/Balance Due	£	<input type="text"/>
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