

Planning application enquiry

Name

Title

Mrs

First name(s)

Joanne

Surname

Robertshaw

Address

If the address is within North Lincolnshire, enter the postcode in the box below and then select "find address". If the address is outside of North Lincolnshire, or your address is NOT SHOWN in the list or is incorrect, you will need to enter the address in the boxes provided below.

Postcode

dn15 6xq

Prefix (e.g. first floor flat)

Licensing Division

House number/name

Church Square House

Street

Town/village

Scunthorpe

County

North Lincolnshire

Country

United Kingdom

Contact details

Telephone number

Mobile telephone number

Email address ()

Enquiry details

Application reference (e.g. PA/YYYY/APPNO)*

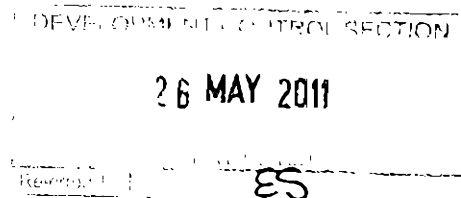
PA/2011/0578

Do you...*

General Observation

Comments

premises may require premises licence with regards to sale of alcohol and/or late night refreshment. Awareness letter will be sent by us. No other comments to make on the planning application



Planning application enquiry

Name

Title
First name(s)
Surname

Address

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Postcode
Prefix (e.g. first floor flat)
House number/name
Street
Town/village
County
Country

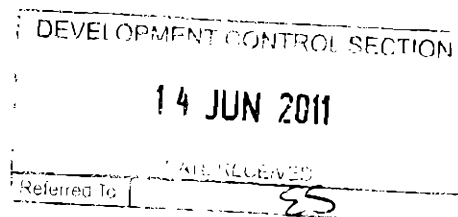
Contact details

Telephone number
Mobile telephone number
Email address ()

Enquiry details

Application reference (e.g. PA/YYYY/APPNO)*
Do you. *
Comments

Dear Sirs,
I wish to object to the planning application in its current form due to the issues of noise that this proposal will undoubtedly create, in particular to the erection of a marquee in the grounds for 20 weddings per year. My property is 550m north east of Cleatham Hall where we live with my 3 young children. Manton is a peaceful hamlet that has little background noise in the evenings. The noise created by bands and discos to be held at the venue will harm the residential amenity of our village. The applicant states that there will be "no detrimental environmental impact". I would suggest the applicant undertakes thorough Environmental Impact Assessment over a period of time to quantify the noise that will be created.
I hope that if granted conditions on maximum numbers of guests, numbers of events per year and the banning of marquee events will be imposed by the planning department



Planning application enquiry

Name

Title

Mr

First name(s)

Edward

Surname

Fowler

Address

If the address is within North Lincolnshire, enter the postcode in the box below and then select "find address". If the address is outside of North Lincolnshire, or your address is NOT SHOWN in the list or is incorrect, you will need to enter the address in the boxes provided below.

Postcode

DN21 4JN

Prefix (e.g. first floor flat)

House number/name

SHOP HOUSE

Street

UNNAMED ROAD THROUGH CLEATHAM FROM B1400 TO B1398

Town/village

MANTON

County

NORTH LINCOLNSHIRE

Country

United Kingdom

Contact details

Telephone number

Mobile telephone number

Email address ()

Enquiry details

Application reference (e.g. PA/YYYY/APPNO)*

PA/2011/0578

Do you...*

Object to Proposal

Comments

Dear Sir,
I am writing to outline my objections to the proposed change of use for Cleatham Hall from a residential home into a hotel and wedding venue with a marquee. Living only 500 meters from the venue in the quiet hamlet of Cleatham the proposed site for the marquee to host 20 weddings during the summer months is on the south side of the house where the loud music from live bands and discos will clearly travel for miles around thus disturbing our tranquil setting and will create unwelcome noise pollution. The marquee is an unnecessary addition to this planning application. Another major issue is the access roads to Cleatham Hall which is already in a poor state of repair without any passing places. Local residents currently use my drive entrance as a passing place which clearly with another 100 vehicles using it day and night would not be acceptable. This planning application is clearly unacceptable in its present state and a definite no should apply to the frequent use of a marquee

DEVELOPMENT CONTROL SECTION

17 JUN 2011

WAL. RECEIVE

Reference

ES

Planning application enquiry

Name

Title

Mr

First name(s)

A

Surname

Russell

Address

If the address is within North Lincolnshire, enter the postcode in the box below and then select "find address". If the address is outside of North Lincolnshire, or your address is NOT SHOWN in the list or is incorrect, you will need to enter the address in the boxes provided below.

Postcode

DN21 4JN

Prefix (e.g. first floor flat)

House number/name

CLEATHAM COTTAGE

Street

UNNAMED ROAD THROUGH CLEATHAM FROM B1400 TO B1398

Town/village

MANTON

County

NORTH LINCOLNSHIRE

Country

United Kingdom

Contact details

Telephone number

Mobile telephone number

Email address ()

Enquiry details

Application reference (e.g. PA/YYYY/APPNO)*

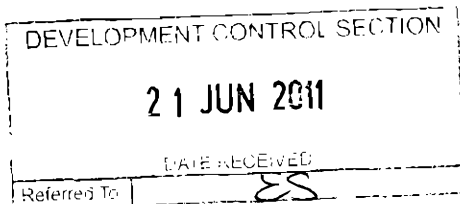
PA/2011/0578

Do you...*

Object to Proposal

Comments

I would like to object to this application in its current format. Firstly the information given in the application is inaccurate, as the settlement of Cleatham is about three times the number of properties than is stated in the application. As a resident living approximately 500 yards South of the proposed site I have major concerns regarding the use of the site for nighttime entertainment, being in the open countryside sound travels further and as the wedding season generally coincides with warmer weather and the general need for windows to be left open in the evenings and night, the noise pollution would be unbearable for us and certainly worse for those unfortunate people located nearer the site. Furthermore I live off a single road with passing points that at times becomes extremely dangerous when meeting traffic that has little knowledge of the area, the road to the site is worse with one of our neighbours having traffic using his gateway as the only passing point before the site. That road has an extremely low use and the volume of traffic generated by an event such as a wedding would cause a major disruption for other roadusers, as well as adding to any noise pollution already being generated by a wedding. The application goes on to quote PSS4, yet that very same paragraph (EC.7.1) states that the application should benefit the community rather than harm the countryside. It also quotes PSS7, which clearly states that account should be taken on the impact on the countryside and the social need of the community. I would support an application for a hotel/B & B, but not for entertainment of any description. I am not sure of planning policy, but surely there is no planning approval consideration given for a financial requirement to live in a property, especially as it was only purchased last year so the new owners would have been fully aware of the fabric of the property and its condition.



Planning application enquiry

Name

Title

Miss

First name(s)

Sarah

Surname

Mortimer

Address

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Postcode

DN21 4JN

Prefix (e.g. first floor flat)

2

House number/name

CLEATHAM HOUSE FARM

Street

UNNAMED ROAD THROUGH CLEATHAM FROM B1400 TO B1398

Town/village

MANTON

County

NORTH LINCOLNSHIRE

Country

United Kingdom

Contact details

Telephone number

Mobile telephone number

Email address ()

Enquiry details

Application reference (e.g. PA/YYYY/APPNO)*

PA/2011/0578

Do you...*

Object to Proposal

Comments

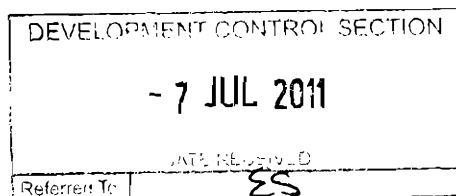
My partner and I live at Cleatham House Farm, which is situated approximately 700 meters away from Cleatham Hall. We wish to object to the proposals for Cleatham Hall being turned into a hotel and wedding venue for the following reasons.

1. The proposal is contrary to the provisions of policies RD2 and RD9 of the North Lincolnshire Local Plan and national guidance set out in PPS7.

The site is in the open countryside outside the development boundary of any settlement as defined by the North Lincolnshire Local Plan. The proposal would represent an unsustainable level of development in this location due to a lack of local facilities to support the business enterprise.

The business would have an unacceptable impact upon the open countryside due to generating unsustainable car travel and unacceptably compromising the rural character and appearance of the area.

2. North Lincolnshire is predominantly a rural area with numerous similar historical buildings. If allowed, the development would set a precedent that would make it harder for the local planning authority to resist other similar proposals. The proposal is therefore contrary to policies RD2 and RD9 of the North Lincolnshire Local Plan and in national guidance PPS7.



3. There are already numerous alternative venues that offer wedding facilities within a reasonable radius of Cleatham Hall. In particular, recently-restored Kirton in Lindsey Town Hall provides a similar service, meanwhile providing local jobs and support for the survival of the area, its inhabitants and Town Hall itself.

4. The site has no connections to public transport, therefore offering no alternative to access by private car, taxi or chartered coach. The proposed development is not sustainable in this location and would result in a material degree of environmental harm arising from the car trips likely to be generated from outside the immediate area.

5. Cleatham Hall can only be accessed by a number of single-track roads, all of which already suffer under the strain of over-frequent traffic – which in many cases oversize and overpower the lanes. Accidents on these roads are an all-too-common occurrence, especially involving drivers unfamiliar with the territory – which would account for the vast majority of visitors to a wedding venue.

6. Manton Road has two blind spots with high embankments, where it is already dangerous for vehicles, pedestrians, cyclists and horse riders. There are no footpaths. Manton Lane has no designated passing places, no footpaths and also has a couple of high embankment sections where pedestrians, cyclists and horse riders cannot get off the road. All current users are locals who are familiar with the conditions and sympathetic to other users. Passing usually involves driving along verges or going onto private property, which cannot be tolerated if a huge increase in traffic is granted permission. In several instances, passing also involves vehicular damage. What's more, driving on verges will destroy the verges (meaning cost implications for maintenance by the local authority and taxpayers) and have environmental implications for local wildlife.

7. Cleatham is a small, very quiet rural hamlet. Noise pollution is almost unheard of (so to speak). We have a lot of wildlife (especially birds) and the excessive noise thumping late into the night from wedding parties in a marquee would significantly alter this area for all animals in the vicinity. Moreover, the volume levels from organised parties within a building or marquee would have a devastating impact on the tranquility of this peaceful area. As such, a wedding venue of any description would be completely unacceptable.

8. It is not unreasonable to suggest this area has no additional call for hotels or B&Bs. Despite the desires of local tourism agencies to generate income, a small hamlet in the middle of nowhere has little or no attraction for the vast numbers of visitors required to sustain so many establishments.

9. Cleatham is such a small area that there are no other facilities that would be required by visitors to a wedding venue or hotel, such as a pub, shop, church or any access to public transport.

10. The Highways memo does not mention Cleatham Hall being used as a wedding venue – only as change of use to a hotel, along with the necessary work involved to alter the building. We would request that this issue is raised again with Highway Control to ensure they are aware of the proposed wedding venue and associated huge increase in traffic.

11. A wedding venue would cause countless cost

implications for taxpayers through local government, and also private individuals. There would be constant noise complaints, which would need to be monitored by staff of environmental health departments. Increased traffic would require the roads to be vastly improved at significant cost, also needing more frequent maintenance and repairs. The verges would be destroyed. Who will pay for repairs to the private driveways that currently provide the only passing places?

12. The wedding venue would require 60 car parking spaces, although the number is in debate. What's not questionable is the impact on the environment caused by 60 cars driving to and from a wedding, along with their overwhelming detrimental impact on the aesthetics of the local countryside. Does this small rural area really want entire spaces given over to something resembling a shopping centre car park?

Furthermore, where would additional visiting vehicles (above the underestimate of 60) be able to park? Overflow facilities would doubtless result in vehicles strewn around local roads and verges – which are clearly not wide enough for this purpose.

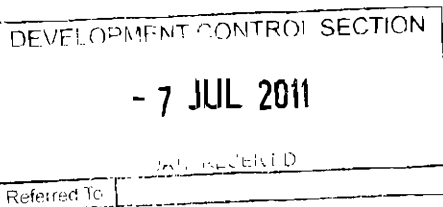
Added to this, where would staff park their vehicles? What about all the visiting florists, taxis, photographers, hairdressers, caterers, minibuses, coaches and so on that always accompany any wedding?

13. From a viewpoint of retaining the original listed building's originality, we would ask the planning team to pay careful attention to what would be lost by such an extensive conversion. Statements such as those suggesting the Hall presently features studded internal walls seem rather strange.

14. The planning approval (point 15) suggests the Hall's existing sewage facilities will be adequate. Maybe it can, for limited usage, but it will not be substantial enough to cope with the numbers of guests at a wedding venue. This would therefore require constant emptying by tankers – adding to the traffic – and potential for overspilling into the surrounding countryside.

15. The noise nuisance created by a wedding venue would be unbearable – especially throughout summer – for an entire community where there is currently nothing but peace and quiet. And it's not just noise from music we're talking about – it's also the traffic from guests and staff leaving late at night, plus the loud rowdiness of drunken revelers staggering around until the early hours of each morning.

16. There is no suggestion of open hours of business, yet surely a hotel needs to be open 24 hours each day. This gives an open end to noise from residents enjoying a party. Even so, the massive sound levels from parties ending at a time such as 11.30pm would be unacceptable in any farming community, where people tend to get up early in the morning. Not only that, but parties ending at 11.30pm would mean noise continuing for several hours later from guests and staff making their disruptive exits.



MRS M. A. FISHER. 4A SPA HILL, KIRTON IN LINDSEY, GAINSBOROUGH.
DN21 4NE

14/02/12

Mrs Emma Stanley
Case officer
North Lincolnshire Council
Civic Centre
Ashby Road
Scunthorpe

Dear Mrs Stanley

Re: Cleatham Hall Planning Application PA/2011/0578

I am writing in support of the Cleatham Hall planning application to convert the hall into a hotel/wedding venue. The beautiful surroundings of Cleatham Hall would be an ideal place to hold a wedding ceremony/reception and given the small numbers that could be accommodated at such an event I can't envisage a great deal of noise or nuisance being created.

I feel the local town of Kirton Lindsey would benefit from this project by encouraging tourism to this area, and if planning permission is granted it would generate extra custom for local businesses and offer employment opportunities to the people in the community.

As far as traffic volume is concerned, I cannot imagine this being a great problem as the hall would not be holding a wedding reception every day of the week 52 weeks of the year. The amount of additional traffic using the road would be minimal.

I am sending this letter to support the proposal.

Yours sincerely,

Mabel Fisher (Mrs)

DEVELOPMENT CONTROL SECTION	
14 FEB 2012	
DATE RECEIVED	
Referred to	ES

Lodge Cottage
Mount pleasant farm
Northcliff Road
Kirton in Lindsey
Dn21 4lb

14th February 2012

Mrs Emma Stanley
Case officer
North Lincolnshire Council
Civic Centre
Ashby Road
Scunthorpe

DEVELOPMENT CONTROL SECTION	
14 FEB 2012	
DATE RECEIVED	
Referred to	SS

Dear Mrs Stanley

Re;- Cleatham Hall Planning Application PA/2011/0578

I am writing in support to the Cleatham Hall planning application to convert the hall into a hotel.

I feel that if planning permission is granted it would generate extra output for the local businesses and also offer employment for the people in the local community.


As far as the traffic volume, I cannot see there would be a problem. It isn't as if the occupiers would be holding a wedding reception every day of the week 52 weeks of the year. The amount of traffic using the road would be of minimum. I would also think that the residents which actually live on the same road as the hall which consists of 5 dwellings would use it more.

We need something like this to promote tourism to this area. There is nothing in the area where tourist can stay when they visit Kirton in Lindsey and the surrounding area apart from one hotel/public house which is situated in the town centre of kirton. It would also be an ideal place to hold a wedding ceremony within a beautiful hall like Cleatham Hall and it's beautiful surroundings. You have to travel out of the area if you want a wedding venue to the same high standards that Cleatham Hall can supply.

I am sending this letter to support the proposal.

Yours sincerely,

Lesley Stanley (mrs)



Heath Goodhand Building Limited
Honeysuckle Lodge
Vicarage Road
Willoughton
Lincolnshire
DN21 5SA

DEVELOPMENT CONTROL SECTION	
15 FEB 2012	
DATE RECEIVED	
Referred To	ES

Dear Sirs,

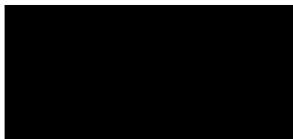
Re: Cleatham Hall Planning Application No PA/2011/0578

I am writing in support of the above, for plans to convert Cleatham Hall from a residential property to a hotel.

I believe it would be good for locals and tourists alike. In that area there aren't many options for accommodation or functions to be held and I understand the planning permission needed is for both. It would be perfect for wedding receptions and other more formal events too.

I feel that it could also provide more business to the area and maybe even extra work for local companies. I'm sure you will take all these points raised into consideration.

Yours faithfully,



Heath Goodhand
Company Director

From: Richard Ovington [REDACTED]
To: "Planning@northlincs.gov.uk" <Planning@northlincs.gov.uk>
Cc: "\"cllr.johnengland@northlincs.gov.uk\"" <cllr.johnengland@northlincs.gov.uk>, "\"cllr.neilpoole@northlincs.gov.uk\"" <cllr.neilpoole@northlincs.gov.uk>, "\"cllr.arthurbunyan@northlincs.gov.uk\"" <cllr.arthurbunyan@northlincs.gov.uk>, "\"jim@jpsa.co.uk\"" <jim@jpsa.co.uk>

Date: 16 February, 2012 07:36PM
Subject: Fw: Cleatham Hall application

2011 / 0578

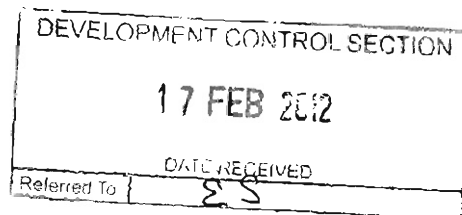
&

2011 / 0601

Subject: Cleatham Hall application see attached word File

Attachments:

Cleatham Hall Planning application.docx



Richard Ovington
22, Station road
Kirton in Lindsey
Nr. Gainsborough
N. Lincs

DN21 4BB

DEVELOPMENT CONTROL SECTION	
17 FEB 2012	
Referred To	DATE RECEIVED

Application PA/2011/0578/ and 0601

Dear sirs, I write to add my support to Jim and Kate Anderson who have made an application for change of use for Cleatham Hall.

I understand that significant 'NIMBY' lobbying is taking place from the few people who believe their sanctity of life is to be effected adversely in some way.

I wonder what their reaction would be if I objected to them passing my house to access to Kirton Market place or reaching their place of work. Its not the same ! or isn't it?

Should we also stop tractor traffic on our Highways object to agriculture as an inconvenience?

What about the hundreds of new houses that the majority of Kirton people opposed that the Council pushed through.

I welcome anyone that wants to save old buildings of note this rarely is possible unless some commercial enterprise produces the finance to allow this to happen.

This enterprise would provide jobs , save an old building , provide quality accommodation , and contribute the council income which will have a positive effect on helping to maintain services in our area.

We all have to compromise on our wants in life to play our part to enrich our society this is called community something which we all talk about but do little to promote.

This is the opportunity for those people to promote community and not to stand in obstruction to worthwhile ventures.

I and my family support this proposal for Cleatham Hall , applaud the courage , doubtless hard work and risk Jim and Kate Anderson are making and invite all of the council members to make their views count in the final decision.

Yours Sincerely

Richard Ovington

Planning application enquiry

DEVELOPMENT CONTROL SECTION

27 FEB 2012

DATE RECEIVED

Referred To



Name

Title
First name(s)
Surname

Mrs

A

Harrison

Address

If the address is within North Lincolnshire, enter the postcode in the box below and then select "**find address**". If the address is outside of North Lincolnshire, or your address is NOT SHOWN in the list or is incorrect, you will need to enter the address in the boxes provided below.

Postcode

dn21 4ab

Prefix (e.g. first floor flat)

House number/name

Street

Town/village

County

Country

1

Monson road

Northorpe

Lincs

United Kingdom

Contact details

Telephone number

Mobile telephone number

Email address ()

Enquiry details

Application reference (e.g. PA/YYYY/APPNO)*

Do you...*

Comments

PA/2011/0578

Object to Proposal

I do not support this application for the following reason:

This is a beautiful hamlet and I enjoy walking in and around the area.

This development has the potential to be a blot on an idyllic rural, unspoilt environment.

This rural area should be treasured, and saved as the pace of life becomes more chaotic.

The small amount of jobs that might be created and their type, should be balanced against the impact on the environment and the disruption it will cause to the local community and people such as myself who enjoy the tranquility of the area as it is, which is unspoilt!

I also in agreement with other concerns which have been raised.

Manor Barn, Church Lane, Grayingham,
Gainsborough, Lincolnshire DN21 4ET

Your Ref: PA/2011/0578
PA/2011/0601

DEVELOPMENT CONTROL SECTION	
27 FEB 2012	
DATE RECEIVED	
Referred To	ES

25 February 2012

Mrs Emma Stanley
Planning Officer
North Lincolnshire Council
Civic Centre
Ashby Road
Scunthorpe
DN16 1AB

Dear Mrs Stanley

Planning Applications No PA/2011/0578 and 0601 – Cleatham Hall

I write in support of Mr and Mrs Anderson's laudable planning applications for Cleatham Hall.

It is refreshing in the present economic climate to find individuals willing to invest in their local community and to bring economic benefit to North Lincolnshire. Add to that plans that will help to preserve a Listed building sufficiently noteworthy to have been mentioned by Pevsner, and the objections from local residents, based on minor inconvenience and the kind of traffic attracted by any village church for christenings, weddings, funerals, etc., ought, I would suggest, to pale into insignificance.

Rural North Lincolnshire is, let's be honest, hardly the first leisure destination that springs to the minds of many in the UK, let alone abroad, and there is not exactly an over-supply of high quality hotel accommodation in the area. The proposed development would help to supply that particular need and bring to the area many people who have not visited it before. Many of these new visitors undoubtedly would leave with favourable impressions both of the area and of the venue.

The development would also provide employment for local people, and generate additional work for local businesses. Building contractors, etc., could benefit from the development works at a particularly difficult time for their industry and, longer-term, so would local retailers who, in Kirton Lindsey in particular, are facing the imminent closure of the Royal Air Force station, and the reduction in business from that source that, inevitably, must follow.

Finally, I understand that restrictions on use are proposed that would restrict Mr and Mrs Anderson's rights as individual citizens of North Lincolnshire to enjoy their property in the same way as may all of their neighbours, including those operating other businesses from their home addresses. Surely this cannot be right. I would urge the Council to ensure that Mr and Mrs Anderson are treated as fairly as all other Council Tax payers in this respect, and are not (as it would appear currently) penalised for having submitted a planning application.

I commend Mr and Mrs Anderson's applications to you.

Yours sincerely,

David Solley