

APPLICATION NO PA/2024/1240

APPLICANT C Marshall-Day

DEVELOPMENT Planning permission to remove conditions 1 and 2 of PA/2014/0963 namely to retain the change of use of land for the siting of a marquee to host wedding receptions

LOCATION Walcot Hall, Walcot, DN15 9JT

PARISH ALKBOROUGH

WARD Burton upon Stather and Winterton

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION Approve with conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Alkborough and Walcot Parish Council

POLICIES

National Planning Policy Framework:

- 6 Building a strong, competitive economy
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment
- 16 Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

- DS1 General requirements
- DS6 Temporary buildings
- DS11 Polluting activities
- RD2 Development in the open countryside
- HE2 Development in conservation areas
- HE5 Development affecting listed buildings

North Lincolnshire Core Strategy:

- CS1 Spatial strategy for North Lincolnshire
- CS2 Delivering more sustainable development

CS3 Development limits

CS5 Delivering quality design in North Lincolnshire

CS6 Historic environment

CS15 Culture and tourism

Supplementary Planning Guidance:

Alkborough Conservation Area Appraisal

Alkborough Supplementary Planning Guidance

Alkborough Townscape Analysis

Alkborough Conservation Area Map

CONSULTATIONS

Highways: No objection.

LLFA Drainage: No objection or comments.

Conservation: (*Original comments*) This application is to remove planning conditions relating to an earlier approved application for the siting of a wedding marquee within the park landscape to Walcot Hall. Removal of those conditions would see the marquee being sited year-round in its present location.

In principle there is no objection to such a proposal due to that business directly enabling the ongoing maintenance, use and support of the listed building.

It is noted that within the public footpaths around the parkland the marquee is a visible structure here. It is visible in conjunction with the house. The elevation is a non-primary elevation and is partially obscured by the tree planting immediately around it. The marquee is a visually dominant feature in the landscape.

If the structure is to remain year-round then screening should be provided to break up the massing of that structure and provide some screening of it.

(*Updated comments*) A proposed planting plan has been provided by the applicant further to previous comments of 2/12/2024.

It is considered this screening in conjunction with existing parkland tree planting will help to break up the massing of the marquee with it being retained permanently.

There is no further comment to be made other than to secure that the trees are maintained after planting for the lifetime of the marquee.

Ecology: Have provided guidance on appropriate tree species for the screening which additionally supports the parkland character, an important heritage local landscape, the applicant choosing to plant two sweet chestnut, two common beech and one alder. This is appropriate for the landscape character and provides biodiversity value. Therefore have no objection to the request to vary conditions 1 and 2.

Environmental Protection: The department has reviewed the submitted Noise Management Plan.

The document outlines the noise management procedures currently implemented during use of the marquee. These include the use of a noise limiter which ensures sound levels from music do not exceed 85dB, regular boundary checks and use of the marquee ceasing by 11.30pm.

The department is satisfied that the information provided in the above document demonstrates appropriate measures to protect against loss of residential amenity due to noise.

Archaeology: The application site affects a listed building and is within the conservation area – the conservation officer should be consulted.

The applicant has submitted a Heritage Statement, but there is no evidence that the HER has been consulted contrary to paragraph 200 of the NPPF. The nature and scale of the proposal does not adversely affect any heritage assets of archaeological interest or their settings. No further recommendations.

PARISH COUNCIL

Object on the following grounds:

- Noise levels, with weddings taking place outdoors all year round and the possibility of more traffic in the area if wedding fayres were to be organised as mentioned in the Heritage Statement
- No conservation report seen
- Concern if planning were to be breached.

PUBLICITY

Advertised by press and site notices. 4 responses have been received in support of the application, making the following comments:

- Walcot Hall is none of the most attractive houses of this style in the whole country and is beautifully set
- The applicant has built a very successful wedding venue there and one which provides employment for quite a few people both directly and indirectly
- Anyone running a business needs all the help they can get- there is no downside to this application
- Weddings held there always look so good on the photographs we see on social media, and there does seem to be a demand from couples wishing to be married at this stunning location
- There is minimum disruption in terms of traffic and no noise, it is far away from anyone who could possibly be troubled by that

- The hall is on the outskirts of the village and there is no particular through traffic
- The applicant supports the local community and provides employment
- Noise from the wedding venue is minimal and infrequent
- During the evening months, with windows closed, less noise is anticipated
- No significant increases in traffic have been observed
- The increased operating hours would bring further benefits to the local community

ASSESSMENT

Relevant planning history

PA/2012/1365: Planning permission to use land for the siting of a wedding marquee between 1 May and 30 September annually – approved with conditions 13/02/2013

PA/2014/0963: Planning permission to retain the change of use of land for the siting of a marquee to host wedding receptions – approved with conditions 23/04/2015.

Site

The application site consists of a marquee located within the grounds of Walcot Hall, a grade II listed building within the Alkborough conservation area. The marquee is located to the south of the listed building, to the north-west of the existing tennis court within an open area of land with mature tree cover to the north, west and east. The public highway (Walcot Road) runs 96 metres to the east and the main access to the hall is 220 metres to the north-east. The hall sits atop the escarpment with the small settlement of Walcot to the east and south, and the larger neighbouring settlement of Alkborough to the north.

The main issues in determining this application are whether the removal of conditions 1 (removal of the marquee between specific dates each year) and 2 (the use of the marquee for wedding functions) of PA/2014/0963 are acceptable in principle (with regard to principle of development, and impact on the setting of the listed building and conservation area, on residential amenity and on highway safety).

Proposal

Permission is sought to remove conditions 1 and 2 of planning permission PA/2014/0963 in order to offer year-round wedding functions and allow the marquee to be retained on a permanent basis to facilitate this.

Conditions 1 and 2 read as follows:

1. The marquee hereby permitted shall only be sited on the land from 15 April to 15 October in any given calendar year. Outside of these dates the marquee and all associated paraphernalia shall be removed from the land.

2. The marquee hereby permitted shall only be used for a wedding function from 1 May to 30 September in any given calendar year. For the purpose of definition, a wedding function is an event following and associated with a marriage or civil partnership ceremony.

The reason for these conditions being imposed on the 2014 planning permission was on the basis the marquee not being erected (and used for wedding ceremonies) all year round at the site would safeguard residential amenity, and the visual appearance of the rural area and conservation area in which the marquee situated. A supporting statement has been submitted with this application setting out the need for the marquee to be sited permanently (all year round). This document states it would allow for wedding ceremonies to be held all year round, that weddings are now being sought all year round (rather than the previous seasonal demands), and there is existing accommodation on site which would be supported by additional wedding ceremonies potentially being held. The supporting statement submits the following:

‘The proposal seeks to remove conditions 1 and 2, which restrict the siting and use of the marquee to mid-April to mid-October every year. The removal of these restrictions will allow the rural business that operates at Walcot Hall to offer year-round wedding services alongside its current year-round holiday accommodation.

The holiday accommodation provides additional support to the existing rural business, providing additional services throughout the year. Without expanding too much on the recent impacts of COVID, it is obvious that the existing rural business has not fared well, and other, more secure sources of income, and over a full 12 months, are required.’

The main thrust of the justification put forward is that the retention of the marquee for only 6 months of the year is restrictive for the business and there has been a change in demand for weddings to be held outside of the traditional seasons; as such, the marquee is required to be retained on a permanent basis. The local planning authority has a duty to consider whether the permanent retention of the marquee (together with its use for wedding ceremonies) is acceptable with regard to its impact on residential amenity, on heritage assets and on highway matters, and this needs to be balanced against the potential benefits of its permanent retention which include the expansion of an established local business, increased employment opportunities (all year round), increased trade for local businesses linked to the wedding industry, and supporting the small-scale overnight accommodation established at Walcot Hall.

Residential amenity

In terms of the potential issues associated with the removal of the conditions from the 2014 planning permission, the potential impacts on residential amenity need to be considered, primarily arising from the increased use of the marquee for wedding ceremonies and the noise associated with this. The applicant has submitted an updated Noise Management Plan which supplements the previous plan submitted in support of the original 2014 application, setting out the noise mitigation measures associated with the potential retention of the marquee on a permanent basis (for it to be used for weddings) and seeking to answer the queries raised by Environmental Protection in their initial comments. These noise management procedures include a cut-off facility for the noise levels if they exceed 85dB, the closure of doors during events, regular noise checks, the marquee being fully vacated by 11.30pm and the generator being switched off at that time. In addition, it is accepted by the local planning authority that, due to seasonal fluctuations in weather

conditions, it is highly unlikely that wedding guests would be spilling out into the grounds during a wedding ceremony, and this would further reduce potential for noise spill to the surrounding area.

Having considered the Noise Management Plan, Environmental Protection have raised no objections in respect of the potential for noise disturbance to sensitive receptors (nearby residential properties) and are satisfied the information provided within the updated Noise Management Plan demonstrates appropriate measures to protect against loss of residential amenity due to noise. Based on this, the local planning authority is of the opinion that sufficient noise mitigation is already in place (as established in the Noise Management Plan) to adequately safeguard residential amenity when weddings are being held in the marquee throughout the year. In the event the application is approved, a condition is recommended requiring the development to take place in accordance with the Noise Management Plan to protect residents during the extended use of the facility and ensure a consistent approach (in decision making) with the original planning permission issued in 2014.

The supporting statement says the intention is to use the marquee for wedding ceremonies and wedding fayres. It is considered the use of the marquee for these purposes will not give rise to issues associated with loss of residential amenity as these events would typically take place during the day (particularly the wedding fayres) and a condition is recommended to secure the use of the marquee for these purposes only.

Heritage assets

As noted above, the marquee is within the grounds of a grade II listed building and within the Alkborough conservation area. As such, the local planning authority has to consider whether the long-term retention of the marquee is detrimental to the character, appearance and setting of these heritage assets. The marquee measures 27 metres x 11.7 metres with a height of 4.26 metres and is sited in an open section of the grounds to the south of the listed building. It is therefore visible within the conservation area and from the secondary vehicular access from Walcot Road to the east. However, it is also important to consider that currently the marquee is situated within the grounds of Walcot Hall for 6 months of any calendar year; as such, it has a degree of permanence within the site and is visible in conjunction with the listed building, particularly in the open views across the conservation area looking south to north (towards Walcot Hall).

The conservation officer has been consulted and has raised no objection or concerns in relation to the retention of the marquee as it is viewed in conjunction with a non-primary elevation of the dwelling and is obscured to some extent by the tree planting which immediately surrounds the marquee (to the north). It is considered that the marquee is visible in the rural landscape; however, it represents a subservient structure within the grounds of the listed building, and the Alkborough Conservation Area Appraisal (Townscape Analysis) doesn't identify this part of the conservation area (where the marquee is located) as having an important view across the landscape towards Walcot Hall (in the views where the marquee appears). As such, it is considered that the permanent retention of the marquee for wedding ceremonies will preserve the character and appearance of the conservation area. It is worth noting that the existing mature trees do provide some screening to the marquee (particularly in views from the east and west) and do provide a vegetated buffer between the marquee and the hall; however, additional planting is proposed to the south of the marquee which would provide additional screening in views across the landscape over time (once established) and would replicate the

historical estate planting which used to be in this part of the site. (This can be secured by planning condition.)

The marquee is 65 metres south-west of the listed hall with vegetation in-between. Furthermore, the key views of the hall and its principal setting are along Prospect Lane from Walcot Road to the east. This view is along a sweeping vehicular access which shows the principal (and primary) elevation of Walcot Hall (with its portico entrance framed between ground-floor windows and canted end bays) framed in the landscape between groups of trees. The marquee is not visible in these views and as such, given the separation involved, it is considered that the retention of the structure (for purposes directly associated with Walcot Hall) will preserve the fabric and character of the listed building. The use of the marquee for wedding ceremonies and wedding fayres on a permanent basis is not considered to impact the setting of the listed building or the character and appearance of the conservation area.

Highway safety

The permanent use of the marquee is not considered to result in an increase in traffic during a wedding event as the size of the facility essentially dictates the number of people who can attend. In the opinion of the local planning authority, there is sufficient off-street parking to serve a wedding ceremony or a wedding fayre without an increase in traffic volumes which would be detrimental to highway and pedestrian safety. In addition, Highways have considered the development proposals and raised no objection on grounds of highway and pedestrian safety matters.

Conclusion

The applicant has demonstrated in their supporting information, to the satisfaction of the local planning authority, that the removal of the planning conditions is necessary to support local businesses, to create additional employment, and to allow greater choice and flexibility for both the wedding ceremony business established at Walcot Hall and for members of the public to choose weddings during times of the year which were traditionally out of season. The permanent retention of the marquee for wedding functions is not considered to be detrimental to residential amenity or highway safety and is considered to preserve the character and appearance of the conservation area and the setting of the listed building. The application is therefore recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The marquee hereby permitted shall only be used for the purposes of wedding functions and wedding fayres. For the purposes of definition, a wedding function is an event following and associated with a marriage or civil partnership ceremony.

Reason

For the avoidance of doubt, in the interests of proper planning and to ensure the marquee is used for the purposes set out in the applicant's supporting statement.

2.
The marquee hereby permitted shall not be used between the hours of 11.30pm to 9am the following day other than for the storage of equipment.

Reason

To safeguard the amenities of the occupiers of nearby property in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

3.

No plant or machinery associated with the marquee hereby permitted shall be operated between the hours of 11.30pm to 9am the following day.

Reason

To safeguard the amenities of the occupiers of nearby property in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

4.

The Noise Management Plan submitted with this planning application shall be adhered to at all times when the marquee is on the site. No changes to the Noise Management Plan shall be made without written approval from the local planning authority.

Reason

To safeguard the amenities of the occupiers of nearby property in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

5.

Adequate vehicle parking shall be retained at all times to serve the functions associated with the use of the marquee hereby permitted.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

All the approved landscaping shown on drawing 2043.10 shall be carried out within 12 months of planning permission being granted (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.


Reason

To define the terms of the permission, in the interests of visual amenity and to ensure the timely implementation of the approved scheme of landscaping.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 39 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



 Conservation Area

**North
Lincolnshire
Council**

PA/2024/1240

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PA/2024/1240 Proposed planting (not to scale)



NOTES:

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings - if in doubt - ask.

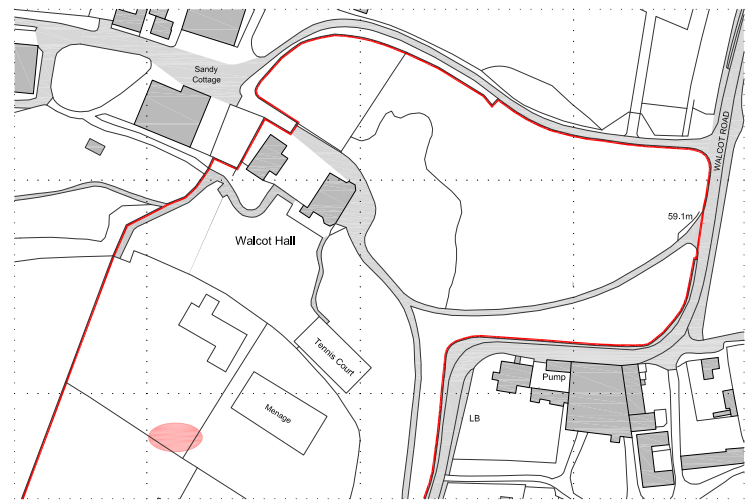
All materials shall be fixed, applied or installed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystone architecture.

The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specification.

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Proposed Site Plan
scale 1:200



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Location Plan
scale 1:1250

Tree Schedule:

Name.	Size.	Number.
Sweet Chestnut	120-140mm girth	2
Common Beech	120-140mm girth	2
Alder	120-140mm girth	1

Planting.

Trees planted in 1.0m x 1.0m x 1.0m tree pit, backfilled with topsoil, supported with a single stake and rubber tie spacer at 1/3 height of tree. Covered with 50mm course bark mulch.

Maintenance.

Trees ties to be checked and loosened annually and removed when trees are established.

Area around the trees shall be weeded and maintained for at least five years. Any trees that become damaged or diseased shall be replaced in the subsequent planting season (November to the end of February).

PLANNING DRAWING ONLY

rev.	agreement	date
01	Proposed Planning	2024.10
02	stage	Dec 24
03	as noted	drawn by JCB

ka
keystone architecture

architecture
building consultants
energy assessors
project managers

12-01754-239-122
84 Lamb House, High Street, Southsea, PO5 1AA
info@keystonearchitect.co.uk