MINUTES OF THE WOODHALL SPA PARISH COUNCIL MEETING HELD ON TUESDAY 21st OCTOBER 2025 AT 7.00PM AT THE COUNCIL OFFICE.

Public Forum
Eighteen members of the public were present who wished to address the meeting regarding the proposed erection of a care home on the Tattershall Road Industrial Estate, Woodhall Spa. A representative for residents of Hotchkin Gardens explained the objections to the proposed plans. The main concerns were the imposing structure which would have a significant impact on the area and would be detrimental to some residents of Hotchkin Gardens. There was also frustration that this development would further impact the already stretched infrastructure of Woodhall Spa. Other concerns were the lack of safe pedestrian means to access Woodhall Spa, the speed of traffic along Tattershall Road and the size of vehicles using the road to access Woodhall Spa .The allocated parking spaces did not provide adequate parking for residents/visitors/staff and therefore overflow parking may impact residents living nearby.

In Attendance
Chairman Councillor Richard Brown, Marcus Williams, Andrew Gammage, Keith Scarborough, Shirley Elphick, David Charles, Roger Etches, Nigel Eborall, Patricia Bradwell, Chris Watts and Rod Williams

Also present:
Karen Handley, Parish Clerk
ELDC Councillor Tom Kemp

FC/1/10/25 Opening comments from the Chair
The Chairman had no comments.

FC/2/10/25 Apologies for absence with reason given
Apologies were received from LCC Councillor Oliver and ELDC Councillor Craig Leyland.

FC/3/10/25 To note the appointment of a new Parish Clerk
The Chairman announced that Karen Handley, previously the Assistant Clerk had been appointed, after interview, as the new Clerk.

FC/4/10/25 To elect a Vice Chair due to resignation of Cllr Sanderson
The Council wished to express their thanks to John Sanderson for his dedication and hard work both as a Councillor and Vice Chair and wished him well for the future. The Chairman nominated Cllr Watts to be Vice Chair and Cllr Roger Etches also nominated himself to be considered for the position. Cllr Watts did not wish to be considered, and Cllr Etches was proposed, seconded and unanimously voted as Vice Chair.

FC/5/10/25 To elect a Councillor(s) to be responsible for planning applications
The Chairman proposed Cllr Watts and this was seconded and unanimously agreed.

FC/6/10/25 Declaration of Members' interests in accordance with the Localism Act 2011

(Disclosure by all members present of disclosable pecuniary interests in matters on the agenda that have not already been declared on their Declarations of Interests form or put in writing to the Monitoring Officer at East Lindsey District Council)

Councillor Scarborough declared an interest in item 13 on the agenda.
Councillor M Williams declared an interest in planning application 03187/25/FUL
Councillor Watts declared an interest in planning application 0331/FUL/25
Councillor Elphick declared an interest in EZY/0078/TPA Coronation Hall

FC/7/10/25 To consider requests from members for a dispensation on any items on the agenda (In accordance with the Localism Act 2011 the Parish Council has the authority to grant any members present a dispensation on their disclosable pecuniary interest so that they may take place in the debate and vote)
No requests were made

FC/8/10/25 To receive the draft notes from the Full Council Meeting Tuesday 16th September 2025 to be approved as the minutes
It was proposed, seconded, and unanimously resolved to accept the notes as the minutes.

FC/9/10/25 To receive a report from Lincolnshire County Council & East Lindsey District Council
No representatives from Lincolnshire County Council were present.
ELDC Councillor Tom Kemp informed the Council that funding for the public toilets had been secured, and work would be going ahead but he couldn't give a specific time as to when refurbishment would be carried in Woodhall.
Local Government Reform was moving ahead and the ELDC plan seems to be a favourable option.

FC/10/10/2025 To approve automated, retrospective, and future payments to be made

a) It was proposed, seconded, and unanimously resolved to approve the payments listed below.

Person/Company to be paid	**Invoice No.**	**Details**	**Amount £**
Wave	2526/120	Royal Square Water	0.82
Cuttlefish	2526/121	Rackspace	15.47
YU Energy	2526/122	Electricity Royal Square	28.02
YU Energy	2526/123	Office Electricity	50.79
T Gibbons/J Ward	2526/124	Royal Square Contract	1060.00
S Long Gardening Services	2526/125	Gardening Contract	610.00
Pink Marigold Cleaners	2526/126	Office Cleaning	150.00
Welton Garden Services	2526/127	Cemetery/Village Grass cutting/Footpaths	3582.00
Business Waste	2526/128	Office bin	12.01
EDF	2526/129	Office Gas	27.95
British Gas	2526/130	ATM Electricity	20.47
Payroo Star	2526/131	Payroll	6.00
Tony Gibbons	2526/132	Village Maintenance/Cemetery	308.00
K Handley/HMRC/LCC Pension	2526/133	Staff Costs	1053.61

Wave	2526/134	Wave	0.79

b) To note the bank reconciliation
The bank reconciliation of £110,847.89 as of 30/09/2025 was noted.

c) **To agree new Councillors to authorise payments**
Cllr Shirley Elphrick and Cllr Patricia Bradwell volunteered to be signatories to authorise payments. Clerk will action with Co-op bank.

FC/11/10/25 To receive a report regarding the Remembrance Day Parade and resolve any further action if required.
The Clerk reported that a meeting had been held with the RBL and the vicar Sally Clifton and small amendments had been made in the timings after last year. Volunteers were still needed and Cllr Charles volunteered to post on social media.

FC/12/10/25 To note the date for the Christmas trees and garlands to be put up in the village as the 30th November.
Noted by the Councillors. Clerk to contact electrician about timers and remotes, as it was agreed that all trees and garlands will be switched on from 30th November.

b)**To consider arrangements for the Christmas lights switch on and resolve further action.**
Trees in Royal Square will be lit on Friday 5th December. It was **resolved** that Cllr Bradwell, Cllr Elphrick, Cllr Brown, Cllr Etches and Cllr Charles will meet to discuss further arrangements.

FC/13/10/25 To receive a report of the meeting held between Business owners and Parish Councillors regarding the boards above the shops on Broadway and to resolve any further action needed.
Cllr Watts reported that the meeting had been very useful and both Saul Farrell (ELDC) and Alice Ullathrone (Head of Heritage, Heritage Lincolnshire) had provided useful guidance. A report had been circulated to Councillors prior to the meeting but Cllr Watts had received an update from Heritage Lincolnshire which he distributed. It was **resolved** that Cllr Watts, Cllr Scarborough and Cllr Charles would pursue funding for this project.

FC/14/10/25 To note the correspondence received from ELDC with regard to proposed street names for the development site in Woodhall Spa.
The Council were pleased to see both Mark Long Way and Greer Avenue in the proposed names. It was proposed, seconded and unanimously to accept the proposed street names. Clerk to complete necessary paperwork.

FC/15/10/25 To consider a request from the Cricket Club to install solar panels on the roof of the Cricket Club Pavillion.
It was proposed, seconded and unanimously agreed to allow the installation of the solar panels.

FC/16/10/25 To discuss the issues with parking on Clarence Road around the Co-op and resolve further action to be taken.

Cllr Gammage outlined the issues he had witnessed and experienced with the above. It was **resolved** to invite Leila Hardy from LCC Highways to meet with Cllr Gammage to discuss the issue.

FC/17/10/25 Planning matters
To consider and respond to Planning Applications

03301/25/FUL Glenholme Healthcare Erection of a care home and construction of a vehicular access, car parking, landscaped gardens, and refuse and recycling facilities.
Location: Tattershall Road Industrial Estate, Tattershall Road, Woodhall Spa, Lincolnshire
It was proposed, seconded and unanimously resolved to **OBJECT** to this application.

The development will have a negative impact on surrounding properties with a loss of privacy for those nearest the development.
The number of car parking spaces is insufficient for the number of staff and visitors. The inevitable result will be an increase in parking in nearby developments. The application refers to staff using the bus route, whilst there is a bus stop, the bus service is an hourly one, making it impractical and therefore staff/visitors will access the care home by car. The bus service does not run on Sunday which will prohibit visits using public transport.
The footprint for the development for the planned site is too big.
Access to the village for pedestrians is restricted as the path opposite is narrow and potentially dangerous due to the size and speed of traffic using Tattershall Road.
The environmental impact on nearby residents will increase due to the increase in noise from delivery vehicles, refuse collection and the general increase in activity associated with this development.
The risk to protected and sensitive species is a concern as there are established wooded and wetland adjacent to the proposed development and any development would have a negative impact on wildlife. There are badgers, bats, owls which will be severely impacted by this development. The Council request that full up-to-date ecological surveys are carried out by qualified ecologists.
The development is in close proximity to Kirkstead Abbey and therefore an archaeological survey should be conducted before any development is allowed on that site.
The proposed development 03077/25/OUT Outline erection of up to130no.dwellings Location: Land East of Tattershall Road, Woodhall Spa and this application will have an impact on Tattershall Road with regard to increased traffic and connectivity to the village. The path opposite is not safe for pedestrians as it too narrow as vegetation has encroached onto the path. Woodhall Spa Parish Council would ask that consideration is given, as Section106 money will be available, for a condition to be placed on this planning application for construction of improved connectivity to the village for pedestrians/cyclists and to benefit all parishioners who live along the impacted section of Tattershall Road and all future residents.

03187/25/FUL Extension to existing dwelling to provide additional living accommodation.
Location: Fernwood, Tattershall Road, Kirkstead, Lincolnshire, LN10 6UQ
It was proposed, seconded and unanimously resolved to **SUPPORT** this application.

02556/25/FUL Extension to existing property to provide additional space for childcare business
Location: 9 Spa Road, Woodhall Spa, Lincolnshire, LN10 6PZ
It was proposed, seconded and unanimously resolved to **OBJECT** to this application. due to inappropriate location of a business in a residential area, insufficient parking for staff or users of the service. Insufficient amenities to offer to service users and staff. Traffic concern regarding drop off and collection times of children to the facility in an already congested road.

03219/25/FUL Extension to existing dwelling to provide an external staircase.
Location: Rivendell Lodge, Iddesleigh Road, Woodhall Spa, Lincolnshire, LN10 6SR
It was proposed, seconded and unanimously resolved to **SUPPORT** this application.

02556/25/FUL Extension to existing clubhouse to provide a pump/tank room to contain an irrigation tank, pump and controls.
Location: Bowling Green, Jubilee Park, Stixwould Road, Woodhall Spa, Lincolnshire, LN10 6QH
It was proposed, seconded and unanimously resolved to **SUPPORT** this application

Full Planning
The following were noted by the Council.

02318/25/FUL Erection of a dwelling and alterations to existing vehicular access.
Location: Land rear of 24 Horncastle Road, Woodhall Spa, Lincolnshire, LN10 6UZ

02763/25/RVC Section 73 application to vary condition no. 3 (approved plans), condition no. 5 (construction management plan), condition no. 12 (approved plans) and condition no. 16 (construction management plan) as previously imposed on planning permission reference S/215/02174/22 for the hybrid application comprising of Full Planning Permission for the erection of a clubhouse and heritage centre, demolition of the existing clubhouse, storage premises rationalisation of existing parking provision, construction of a vehicular access and Outline Planning Permission for the erection of on site golfing accommodation. The National Golf Centre The Broadway Woodhall SpaLincolnshire LN10 6PU

Tree Works
Noted by Councillors

EZY/0077/TCA T1-Mixed Conifers,-1 and T2-Conifers-Remove to stump level.
T2 Mixed Conifers, T1 and T2 Conifers Remove to stump level
Location: 5, Spa Road, Woodhall Spa, LN10 6PZ

EZY/0078/TPA Coronation Hall Removal and pruning of numerous trees 204 - Scots Pine - Remove to stump-level
613 - Silver Birch - Monolith tree at 3-4M AGL
898 - Silver Birch - Remove
Tree Group 1 - Mixed Species Trim back branches to the edge of
the carriageway 5.2 above ground level
200 - English Oak - Crown lift over carriageway to 5.2M above

ground level. Remove deadwood overhanging carriageway
208 - Sweet Chestnut - Clear branches from building by 2m. Remove major deadwood over pathway 5m AGL North. Remove partially severed branch 10m AGL South. Remove dead laurel beneath tree SE.
221- English oak - crown lift to 5.2m above carriage way.
226- Western Red Cedar - Remove to stump-level,
614 - English oak - Radially reduce Eastern canopy by 2m and height by 2m. Crown lift to 3m.
Tree Group 4 Sycamore - Remove affected trees.
212 - Holly - Reduce leader resting on oak tree North by 6m.
213 - Goat Willow - Clear basketball fence by 2m and flood light.
Hedge trim Laurel beneath to maintain size and shape.
227 - Laurel - Bring in laterals overhanging neighbouring property by 871 874 - - Goat Elm 3m.
Willow - Remove - Remove Pollard to deadwood at 6m stump-level.
Tree Group 2 - Mixed species Prune back branches to highway edge and crown lift to 5.2m. Sever Ivy.
LOCATION:
Woodhall Spa Coronation Hall, Spa Road, Woodhall Spa, LN106PZ

EZY/0076/TPA T1 - English Oak (red on location plan) - Fell.
T2 - English Oak (blue on location plan) - Reduce lateral limbs by approx. 2m, south crown over road and 2m on north crown towards house, lifting canopy
T2 - Conifer (green on location plan) - Fell by approx. 2m.
LOCATION: 36, Woodland Drive, Woodhall Spa, LN106YG

FC/18/10/25 T**o confirm the date of the November Full Council meeting as the 18th November.**
The date was confirmed.
Meeting closed at 8.45 p.m.