MINUTES OF THE WOODHALL SPA PARISH COUNCIL MEETING HELD ON WEDNESDAY 22ND APRIL 2026 AT 7.00PM AT THE COUNCIL OFFICE.

In Attendance
Cllr Etches, Rod Williams, Chris Watts, Keith Scarborough, Ian Hunt, Patrica Bradwell, David Charles, Linda Woods-Mitchell and Andy Reynolds

Also present:
Karen Handley, Parish Clerk
LCC Councillor Natalie Oliver
ELDC Councillor Craig Leyland

Public Forum
Twenty-three members of the public attended. Two parishioners presented objections to the proposed application 03301/25/Ful from Glenholme Healthcare for a care home on Tattershall Road Industrial Estate, Tattershall Road. The key objections were the size and position of the building which the revised application has only made limited changes to, it will be startling imposing and a total misfit within the small, proposed site. Car parking facilities are inadequate to cater for the needs of staff, visitors and ambulances which may need to attend. The quality of life for near-by residents will be adversely affected as surrounding roads will be used for overspill car parking. The planning application refers to Bus routes which is misleading as Woodhall Spa is not well served by regular bus routes. Residents in nearby retirement properties will be adversely affected by an increase in traffic, noise, light pollution and general disturbance. The proposed care home will also have a negative impact on the wildlife-there is an active bat population which will be adversely affected by increased disturbance.
Other comments concern the business model and if it proves to be unsustainable there is a real possibility that the building could be repurposed for alternative uses which has happened on other Glenholme sites.
One parishioner wished to bring to the Council's attention the issue of unsafe parking in Woodhall. Cars are parked on corners making it difficult to progress when waiting to join another road, drivers are parking on double yellow lines causing hazards. The question raised from the parishioner is it possible to have a regular presence of traffic enforcement in the village to deter inconsiderate parking.

FC/1/04/26 Comments from the Chair
The Chair informed the meeting that Cllr Andrew Gammage had resigned.

FC/2/04/26 To elect a Vice Chair
Councillor Watts proposed, seconded and unanimously voted as Vice Chair.

FC/3/04/26 Apologise with absence given
Councillor M Williams had presented his apologies which were accepted.
ELDC Councillor Tom Kemp also gave his apologies.

FC/4/04/26 To consider applicants for co-option onto the parish council and resolve to co-opt

This was deferred until the next meeting as the candidate was not present at the meeting.

FC/5/04/26 To receive any declarations of interest in accordance with the requirements of the Localism Act 2011 and to consider any requests for dispensation.
Cllr Charles and Cllr Williams declared an interest in item 10 on the agenda.
Cllr Watts declared an interest in planning application 03301/25/FUL

FC/6/04/26 Notes of the last meeting held on Tuesday 17th March to be approved as the minutes
It was proposed, seconded, and unanimously **resolved** to accept the notes as the minutes. These were duly signed by the Chair.

FC/7/04/26 To receive a report from Lincolnshire County Council & East Lindsey District Council
ELDC- Cllr Leyland informed the Council that Station Road Car Park will be resurfaced between 27th-29th April. Public toilets-Asbestos testing had been completed and temporary toilets installed. Signage above the Broadway shops and new picket fencing was looking very good and congratulations to the Parish Council for this work.
Car outside the Book Fayre which had been advertising a local business was now gone.
Congratulations to Woodhall Spa in Bloom-great job and well done to all the volunteers.
Individual Councillor grants would be available, and the pot was £4000 per Councillor. ELIF funding will be available again from April £10 million had been set aside.
LCC- Cllr Natalie Oliver informed the Council that Station Road works were due to begin to rectify the issues which still need to be resolved. A mechanical sweeper would remove the debris from the road and further pot holes filled. May mean a road closure. The walk around the village on the 9th April had highlighted parking issues. Highways had determined that yellow lines on the corner of Turnberry Drive and Witham Road were not needed. Cllr Oliver is monitoring the situation.

FC/8/04/26 Clerk's report on matters outstanding
FC/18/03/26 -two new dog bins had been ordered from Glasdon
FC/19/03/26-20 flags had been purchased. The Clerk was unable to purchase the full 30 as the Council were not a business customer.

FC/9/04/26 To approve automated, retrospective, and future payments to be made

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

TalkTalk	2627/001	Office Broadband and phone	39.53
Paul McFahn	2627/002	Office window cleaning	16.00
ELDC	2627/003	Cemetery Business rates	903.82
LALC	2627/004	Annual Training Scheme	222.00
Starboard systems	2627/005	Scribe accounting package	734.40
ELDC	2627/006	Office business rates	0.00
R Etches	2627/007	Refreshments for meeting	6.00

J.T.Ward Joinery Limited	2627/008	Victorian signage refurbishment	17640.11
Hypericon	2627/009	Lighting Control upgrade (Rotary)	720.00
Business Waste	2627/010	Office waste bin	13.45
YU Energy	2627/011	Office Electricity	63.29
S Long Gardening Services	2627/012	Gardening contract/planter maintenance	648.50
T Gibbons/J Ward	2627/013	Royal Square Contract	1060.00
Pink Marigold Cleaners	2627/014	Office Cleaning	150.00
Coronation Hall	2627/015	Hire of hall Annual Parish Meeting	48.00
Goodwins	2627/016	Hardware repair of Royal Square tap	28.37
EDF	2627/017	Office Gas	288.89
British Gas	2627/018	ATM	20.47
Tony Gibbons	2627/019	Cemetery/Village maintenance	663.00
Welton Garden Services	2627/020	Kirkby Lane Cemetery/Village grass cutting/Closed Cemetery	2,292.00
K Handley/HMRC/LCC Pension	2627/021	Staff costs	1851.88
Payroo	2627/022	Payroll	6.00
Viking	2627/023	Office stationery/Refreshments Annual PM	103.37
Norton	2627/024	Anti-virus	149.99
Yu Energy	2627/025	Royal Square Electricity	34.15
Amazon	2627/026	New Flags	422.80

b) To note the bank reconciliation

The bank reconciliation of £78,874.57 as of 31/03/2026 was noted. The first installment of the precept of £48,103.50 received but was not reflected in the bank reconciliation.

FC/10/04/26 To consider community grant applications from:
Rotary Club of Woodhall Spa- grant requested £2,000. Grant limit £1,500. It was proposed that £750 be awarded. This was seconded and unanimously **resolved**.
Woodhall Spa Croquet Club-grant requested £111.00. This was proposed, seconded and unanimously **resolved.**

FC/11/04/26 Planning Matters
03421/25/FUL Change of use of land to site 4no.shepherd's huts for holiday use
Location: Fern Lodge, Stixwould Road, Woodhall Spa, Lincolnshire, LN10 6QH
It was proposed, seconded and unanimously **resolved** to support this application subject to conditions controlling occupancy, noise, parking and drainage issues.

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 key objections were overdevelopment, inadequate parking and highway risk (NPPF 111),harm to amenity (NPPF 130f), flood risk (NPPF 167-169), and loss of employment land (NPPF 81), contrary to SP17, SP18 and SP22. A more detailed Council response is on the planning portal.

00192/26/RVC Section 73 application to vary condition 2 (approved plans) condition 5 (holiday occupancy) and condition 6 (building use) previously approved under planning permission ref.no.S/215/02502/18 for the change of use, conversion of, extensions and alterations to the former Woodhall Spa Baths to form a multi-use leisure facility for the purposes of a health club, holiday let accommodation and residential accommodation first floor level, conversion of a hydrotherapy pool into holiday let unit, provision of car parks and construction of vehicular and pedestrian access.
Location: The Spa, Coronation Road, Woodhall Spa, Lincolnshire, LN10 6QD
It was proposed, seconded and unanimously resolved to **OBJECT** to this application. The key objection was that it represents a material intensification harming the Conservation Area and amenity (NPPF 130,134: SP17, SP19) and may impact highway safety (NPPF 111).

000193/26/FUL Erection of a detached classroom for existing nursery.
Location: Woodland's Day Nursery, Mill Lane, Woodhall Spa, Lincolnshire, LN10 6QZ
It was proposed, seconded and unanimously resolved to **SUPPORT** this application.

00461/26/RVC Section 73 application to vary condition no.5 (construction management plan) and condition no.16 (construction management action 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 vehicular access and Outline Planning Permission for the erection of onsite golfing accommodation.
Location: The National Golf Centre, The Broadway, Woodhall Spa, Lincolnshire, LN10 6PU
It was proposed, seconded and unanimously resolved to **SUPPORT** this application subject to the Local Planning authority being satisfied that the revised Construction Environmental Management Plan provides equal or greater control than the original approved conditions.

00145/26/OUT Outline erection of dwellings (with means of access and layout to be considered)
Location: Land Adjacent 32, St Leonards Avenue, Woodhall Spa, Lincolnshire
It was proposed, seconded and unanimously resolved to **SUPPORT** this application. The Council does note the concerns of the internal drainage board and the reference to the proximity of historic landfill.

00352/26/FUL Erection of a dwelling and construction of a vehicular access. Existing outbuilding to be demolished.
Location: 124 Horncastle Road, Roughton Moor, Lincolnshire, LN10 6UX
It was proposed, seconded and unanimously resolved to **SUPPORT** this application.

03542/25/OUT Outline erection of 1no.dwelling
Location: 33 Stixwould Road, Woodhall Spa, Lincolnshire, LN10 6QH
It was proposed, seconded and unanimously resolved to OBJECT to this application. The Council objects due to the inappropriate infill development harming character, amenity and highway safety (NPPF 130,135,111; SP17, SP22).

Full Planning
Noted by the Council
00044/26/FUL Extension and alterations to existing dwelling to provide additional living accommodation.
Location: Reedsbeck Farm, Reeds Beck, Stixwould, Lincolnshire, LN10 6UW

00130/26/FUL Extension to existing dwelling to provide additional living accommodation.
Location: 34, Mill Lane, Woodhall Spa, Lincolnshire, LN10 6QZ
Tree Work Notification
Noted by Council
EZY/035/26/TCA T1 Apple tree removal, T2 Apple tree removal
Location: Silverwood, 14 Victoria Avenue, Woodhall Spa, LN10 6TY
EZY/028/TPA Common Oak tree 1.5 metre radial crown reduction. Reduction in height to 13.5 metres. Currently stands at 15 metres.
2 Scots Pine-10% crown thin on both pines located in the front garden.
Location: 20 Kirkby Lane, Woodhall Spa, LN10 6SA
EZY/039/26/TPA Common Beech-crown reduction of 2 metre radius. Reducing its height of approx..21 metres to 19 metres. Reducing width of 14 metres to 12 metres. No cuts exceeding 75mm.
Location: Coppins, Cromwell Avenue, Woodhall Spa, LN10 6TH

FC/12/04/26 To receive a report from the NDP working group
Cllr Watts shared an update regarding the Government review of the NPPF and the implications for Woodhall Spa. The working group has met and agreed a series of actions. The aim is to submit the updated NDP to ELDC by the end of August 2026. The group will meet again on 27th April at 2.00 p.m.

FC/13/04/26 To receive an update on the Annual Parish Meeting arrangements and Community Champions.
The Clerk shared the proposed agenda and outlined the format of the evening. The Heritage Committee, the Croquet Club, Woodhall Spa in Bloom will be present at the meeting. The Chair shared an image of a potential Community Champion Badge. He had also identified three potential companies to obtain quotes from. It was proposed, seconded and unanimously **resolved** to adopt the design.

FC/14/04/26 To receive a report from Cllr R Williams as PC representative on the Heritage Committee
The Heritage Committee were actively seeking new members, the Blue plaque wording had been agreed for the first six plaques, a proposed walk around the village is being proposed for the evening of 13th September entitled 'The History of Woodhall Spa' and Cllr Watts asked to attend next Heritage meeting on Monday 18th May to explain progress on the NDP.

FC/15/04/26 To receive an update from Cllr Charles regarding Woodhall Spa in Bloom
Plenty of volunteers had come forward to help and lots of planting and tidying has taken place at various locations throughout the village. The next stage is to improve the village markers by creating small beds around them. The Woodhall Spa in Bloom

team will maintain these areas. Pupils at St Andrew's Primary School had received 200 sunflower packs, funded by Rotary.

FC/16/04/26 To receive a report from the meeting with Highways and Cllr Oliver on 9th April

Cllr R Etches and Cllr R Williams accompanied the above on a walk around the village. Key issues raised;

Witham Road-the partial removal of the no waiting area had been delayed as one complaint had been received and therefore a full consultation was needed.

Pedestrian Crossings at Witham Road and Boots still under review.

H Bars-it is the responsibility of the homeowner to contact Highways if they wish H Bars to be painted/repainted. This will cost the homeowner £400.

One-way system Spa Road/Coronation Road-Highways have agreed that the one-way system on St George's Avenue will be reversed.

Lack of signage is being addressed and a request for a 20mph speed limit on Spa Road/Coronation Road will be assessed.

FC/17/04/26 To consider request to remove the Aluminium Can bank located in the car park behind Broadway and to relocate the Fire Fighters Charity recycling bin.

This had been requested by Woodhall Spa in Bloom. The Clerk informed the meeting that the Rotary had already informed her that they would remove the Aluminium Can Bank as it was no longer in use. Contact will be made with the Woodhall Fire Station with regard to the Charity recycling bin as it was requested that this be moved to elsewhere in the car park.

FC/18/04/26 To consider setting up a 'Woodhall Wombles' group and resolve action.

This was deferred until the next Council meeting.

FC/19/04/26 To consider options to resolve issues with the new noticeboard

Cllr Charles has received a quote for a new backing for the noticeboard and Cllr Watts has contacted the company who fitted it for a quote for sliding doors on the noticeboard.

It was proposed, seconded and unanimously **resolved** to request grant funding from ELDC Councillor grants to fund this.

FC/20/04/26 To consider Council Chamber IT issues and resolve further action

It was proposed, seconded and unanimously resolved to defer this issue to a working group, Cllr Etches, Cllr Reynolds and Cllr Watts to put together a plan and costings.

FC/21/04/26 Clerk's correspondence

- Request from a parishioner to move the Dog bin by Hotchkins Gardens- a request had been received to move the bin to the Public footpath sign at Brookside Place. This would enable more people to access the bin. This was proposed, seconded and unanimously **resolved** to move the bin.
- Request to place a small sign in Woodhall Spa as part of a Heritage trail. This was deferred until more information had been received.
- Complaint from parishioner concerning parking on the verge on Stixwould Road. This will be referred to Highways.

FC/22/04/26 To confirm the date of the May Full Council meeting as the 19th May 2026 at 7.00 p.m

The date was confirmed by all Councillors.

Meeting closed 9.10 p.m.