

LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: East Lindsey District Council

Application number: N/031/01891/22

Application Type:

Proposal: Planning Permission - Change of use of the land for the siting of 11no. chalets

Location: Land adjacent Millers Leisure Centre, The Esplanade, Chapel St Leonards, PE24 5TE

Response Date: 28 November 2022

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

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Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation: No objection

Although there maybe an increase in traffic along Sandy Lane into the site, it is considered that additional vehicles movements on average are likely to be limited. With amenities close by to the site and the proximity of the beach it is likely that visitors to the site will not make car journeys in and out of the site on a daily basis with the busiest time being when visitors leave and new guests arrive. Whilst it is considered that the additional traffic will not be an issue, staggering period of occupation between the cabins could limit vehicular movements from being concentrated at certain times.

The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. Sandy Lane is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on The Pullover and its junction with Sandy Lane. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.

Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. This proposal has 16 spaces, and whilst it is possible that the development may result in more parking demand than these spaces, there is parking available on the highway in the vicinity and a nearby long stay car park, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application will utilise the existing sewers for the discharge of surface water from the car park and surface water from the roofs of chalet cabins will naturally discharge into the surrounding ground. It is not considered that there will be an increase in surface water on the site, nor any particular coalescing of surface water more than that already existing. The discharge of surface water will broadly remain the same and so will not increase the risk of surface water flooding elsewhere.

Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 28 November 2022