

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

District: West Lindsey District Council

Application number: 146000

Application Type: Major

Proposal: Planning application for proposed siting of 22no. additional touring caravans

Location: Wold View Fisheries, Pelham Road, Claxby, Market Rasen, LN8 3YR

Response Date: 8 February 2023

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.

General Information and Advice

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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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 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.

No objection subject to:

- **Planning Conditions** as detailed below.

Comments:

The development proposals is for an additional 22 touring caravan pitches, the site already has permission for touring caravan pitches which are served by the existing conditions on Pelham Road, however to mitigate the increase in movements, some highway improvements will be necessary (as detailed below). Once the improvements are carried out, it would not be possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF.

Introduction/Site Location

The proposal is for an additional 22 touring caravan pitches to be served via Pelham Road, the main access route to the site is via the A46.

Existing Conditions

Pelham Lane is narrow in nature and has already been improved via a scheme of passing places at various intervals to improve highway safety for all vehicles and to reduce damage to the highway verge.

Highway safety

The road is narrow but lightly used by vehicles accessing the site and neighbouring developments

Highway capacity

Pelham Lane has capacity to accommodate an extra 22 touring caravans accessing the site

Flood Risk and Drainage

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 have minimal impact on the permeability and infiltration of the site. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Off-Site Improvements

There is some evidence of damage to the verge opposite the site entrance where vehicles have been 'swinging' into the site. To overcome this, localised widening of the highway will be required opposite the site entrance.

An extra passing place closer to the site entrance will also be required to mitigate the increase in traffic on Pelham Road.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of the provision of 1no additional passing place on Pelham Road and localised widening of the highway at the site entrance) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 8 February 2023

Chief Fire Officer: Mark Baxter

My Ref: 10013816009/GF
Your Ref: 146000

Lincolnshire Fire and Rescue
Skegness Fire Station
Churchill Avenue
Skegness
Lincolnshire
PE25 2RN

Highways SuDS Support
Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

FAO The Planning Officer

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

19 January 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION - Wold View Fisheries, Pelham Road, Claxby,
Market Rasen, Lincolnshire, LN8 3YR**

I refer to the planning application reference 146000. The Fire Authority object to the application on the grounds of inadequate access for fire appliances.

It is the opinion of the Fire Authority that in order to remove the objection the following measures are required:

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2000 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

- **Turning facilities should be provided in any dead end access route that is more than 20m long. This can be by hammerhead or turning circle.**
- **The vehicle access route may be a road or other route which has a minimum width between kerbs for pumps of 3.7m**

Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 part B5.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.



MAKING OUR COMMUNITIES SAFER, HEALTHIER AND MORE RESILIENT

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Yours faithfully

Gemma Frost
Lincolnshire Fire and Rescue
Fire Safety Inspector

Telephone: 01754 898980
Email: fire.safety@lincoln.fire-uk.org

Ysanne Spafford
Lincolnshire Fire and Rescue
Fire Safety Supervisor

Telephone: 01754 898980
Email: fire.safety@lincoln.fire-uk.org