

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

District: East Lindsey District Council

Application number: N/110/01122/23

Application Type:

Proposal: Planning Permission - Change of use of land for the siting of mobile holiday lodges, erection of a workshop/maintenance building, erection of a holiday cottage on the site of an existing static caravan which is to be removed, excavation of land to provide a fishing pond and construction of internal access roads.

Location: Land adjacent to Bourne Farm, Main Street, Trusthorpe, LN12 2QE

Response Date: 25 July 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

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.

Application number: N/110/01122/23

Application Type: Full Major.

Location: Land adjacent to Bourne Farm, Main Street, Trusthorpe, LN12 2QE

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 subject to the Conditions and Informatives below:

To a degree, the principle of a holiday accommodation use of this site has been established by the grant of Consent, under reference N/110/00666/22, for four holiday lodges.

This Application seeks to expand that use to 31 similar lodges, together with a holiday cottage and a central fishing lake.

Access to the site is off Main Street, just beyond the start of the 40 mph speed limit. The road to the south west of the entrance, where vehicles are entering the village, is straight for a long distance beyond the site entrance and so the visibility to the right for drivers leaving the site is much greater than the prescribed Stopping Sight Distance for 40 mph. Therefore, safe egress from the site access point is possible.

There is no cause to have to alter the position of the existing 40 mph limit, in this case, to make the proposed development acceptable in highway terms.

There is no footway along Main Street at the proposed site entrance but the proposed development includes an internal footpath to bring residents out onto Main Street, closer to the village centre than the main site entrance. There is however a short distance of around 15 metres, at the front of 'Turfside', between the end of the existing village footway network and where pedestrians would emerge onto Main Street. It is requested that as a Condition of any Consent that may be granted for this Application, this 'missing' piece of footway is provided.

The Application Site is within convenient walking distance of the Seafront and the shops and the associated facilities there. There are however no dropped kerbs and tactile paving at various junctions and crossing points along this route and the route to the nearest bus stops and therefore, it is requested that as a Condition of any Consent that may be granted for this Application, informal crossings with tactile paving are provided at the points identified in the wording of the Condition below.

The proposed development includes a fishing lake and the note on the layout drawing indicates 'Day Tickets' are to be available. This suggests that the fishing lake could also be used by those who may not be staying in the holiday lodges on the site. This is not unacceptable in highway terms, provided that sufficient car parking space is retained within the site at all times the lake is open to use by non-residents.

Subject to compliance with the Conditions requested below, it is considered by the highway authority that the development proposed in this Application could operate without having an

unacceptable impact upon highway safety and no objection is raised by the highway authority to the grant of Consent for this Application.

Planning Conditions:

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

Prior to the commencement of the development hereby permitted, details shall be submitted to the Local Planning Authority for the provision of a 1.8 metre wide footway at the frontage of 'Turfside' on the north-west side of Main Street. The works, as approved, shall be completed prior to the occupation of any of the permitted lodges or the holiday cottage.

Reason;

In the interests of providing safe and suitable means of pedestrian access to the permitted development.

Prior to the commencement of the development of the development hereby permitted, details shall be submitted to the Local Planning Authority for the provision of informal crossing points with tactile paving at each side of the following junctions at at the following crossing points; North Road with Sutton Road, James Avenue with Sutton Road, crossing Sutton Road in the vicinity of the Bray Avenue bus stop, crossing Sutton Road in the vicinity of the James Avenue bus stop, St Peters Lane with Sutton Road, Radio St Peters with Sutton Road and Bray Avenue with Sutton Road. The works, as approved, shall be completed prior to the occupation of any of the permitted lodges or the holiday cottage.

Reason;

In the interests of providing safe and suitable means of access for all users between the permitted development and the seafront and its facilities and services and between the permitted development and the nearest bus stops.

Informatives

Highway Informative 07

The highway improvement works referred to in the above conditions 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 the highway authority website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 25 July 2023