

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

District: East Lindsey District Council

Application number: N/199/01327/23

Application Type:

Proposal: Planning Permission - Change of use of land for the siting of 18 no. static caravans (increase of 6 from that approved under N/199/02050/18) and minor alterations to the pond and internal road (works already started)

Location: Misty Meadow Holiday Park, Hanby Lane, Welton Le Marsh, PE23 5TH

Response Date: 26 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/199/01327/23

Application Type: Full Major

Location: Misty Meadow Holiday Park, Hanby Lane, Welton Le Marsh, PE23 5TH

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:

The Misty Meadow Holiday Park already has Planning Consent for 12 static caravans, granted under reference N/199/02050/18. This Application seeks to increase the number of units on the site by 6, to a total of 18 static caravans. The facility is already operating and Consented caravans are occupied. The entrance into the site from Hanby Lane is constructed and no changes to the entrance are being proposed in this Application. The entrance is wide enough for two-way vehicle movements and the automated gates are set back a sufficient distance from the carriageway edge of Hanby Lane to allow a car to wait while the gates are opening or closing without obstructing the free passage of traffic on Hanby Lane. The entrance has a radius on each side to allow cars to turn into and out of the site without having to over-run the opposite side of the carriageway. The entrance has appropriate visibility for the speed of traffic on Hanby Lane, in both directions, for emerging drivers to see any approaching traffic and to be able to move off into the highway safely. There is an existing footway on the opposite side of Hanby Lane to the site and an informal pedestrian crossing point, with dropped kerbs on either side of the road has been provided under the provisions of a Planning Condition attached to an earlier Consent. The site is therefore safely and suitably accessible by all users and the increase in vehicle and pedestrian movements, consequent upon the occupation of these additional six static caravans, is not considered to be sufficient grounds for withholding the Grant of Consent for this Application by reason of such use having an unacceptable impact upon highway safety or severe residual cumulative impact upon the capacity of the local highway network. Accordingly, the highway authority does not wish to object to this Application.

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 26 July 2023