

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

**District: East Lindsey District Council**

**Application number: N/134/00407/23**

**Application Type: FULL**

**Proposal: Planning Permission - Change of use of the existing buildings (A, B & C) to provide 6no. holiday lets and erection of 12no. additional holiday lets**

**Location: Pear Tree Farm, Burgh Road, Orby, Skegness, PE24 5HR**

**Response Date: 19 June 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 objection subject to the Condition below:**

Access to the proposed units of holiday accommodation is to be taken from the northernmost of the host dwelling's two existing vehicle accesses. Whilst there is a shallow 'S' bend in Burgh Road to the south of this access, it is possible for a driver, emerging into Burgh Road at this point, to see any vehicle that may be approaching from both this side and the village centre side, and thus be able to complete this manoeuvre safely. Burgh Road, the proposed site entrance, and the proposed driveway beyond, are all wide enough for two-way car movements. Burgh Road at this point is subject to the village's 30 mph speed limit, which begins approximately 300 metres to the south of the proposed site entrance. The village footway network presently ends at the front of the property that is next-door but one from the Application Site. To make the proposed development accessible by all users, it is requested that any Consent that may be granted for this Application, includes a Condition requiring the extension of the existing footway along the west side of Burgh Road as far as the proposed site entrance. The records maintained by Lincolnshire Road Safety Partnership indicate no underlying safety issues with Burgh Road that might be exacerbated by the proposed development.

### **Planning Conditions:**

#### **Highway Condition 21**

No part of the development hereby permitted shall be occupied before works to improve the public highway by means of the provision of a 1.8 metre wide footway, along with all attendant highway surface water drainage, on the west side of Burgh Road, between the end of the existing village footway network and the pedestrian access to the permitted development, have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of pedestrian 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 the highway authority website;  
[www.lincolnshire.gov.uk/highways-planning/works-existing-highway](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)

The issue with the intensive use of Gunby Road/Marsh Road running through the village by holiday makers visiting the coastal resorts north of Skegness, particularly on summer week-ends, is well documented. In the interests of not further exacerbating this issue, it would be helpful, in the event that this Application is granted Planning Consent, if the Applicants could include with any booking confirmation, guidance on alternative routes both to and from their facility.

**Officer's Name: Jon Sharpe**

**Officer's Title: Principal Development Management Officer**

**Date: 19 June 2023**