

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

District: East Lindsey District Council

Application number: S/181/01090/23

Application Type:

Proposal: Planning Permission - Erection of 14no. holiday lodges, construction of internal access roads and car parking and construction of a bund and fencing

Location: Thimbleby Lakes Ltd, Main Road, Thimbleby

Response Date: 8 August 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.

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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:

The principle of some recreational accommodation on this site has been established by the previous Consent granted for eight units. The six additional units being proposed in this Application would not be expected to give rise to an unacceptable impact upon highway safety or to overwhelm the local highway network. Some work appears to have been undertaken to improve the access into the lakes, with some kerbed radii and a line of kerbs across the junction at the edge of the carriageway. That work however appears to be unfinished and the carriageway edge kerbs are badly damaged. It is therefore requested that the following Condition be applied to any Consent that may be granted for this Application.

Planning Conditions:

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

The access to the development hereby permitted shall be improved by the provision of new kerbs to replace the existing damaged kerbs across the site entrance along the edge of the carriageway of Main Road and the resurfacing of the entrance area up to the existing gates, in accordance with details that shall first have been approved in writing by the Local Planning Authority.

Reason;

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

Informatives

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a

**vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.**

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 8 August 2023