

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

**District: East Lindsey District Council**

**Application number: S/046/01613/23**

**Application Type: Full - Major**

**Proposal: Planning Permission - Change of use of land for the siting of 4no. static caravans, 15no. touring caravan pitches and 14no. camping pitches, erection of an amenity block, erection of a storage/laundry building, change of use of building to 1no. holiday let and toilet facilities, provision of a play area and lighting and construction of internal roads (some works already completed)**

**Location: The Red Lion, Fen Road, East Kirkby, Spilsby, PE23 4DB**

**Response Date: 6 October 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 proposal is for the Change of use of land for the siting of 4no. static caravans, 15no. touring caravan pitches and 14no. camping pitches, erection of an amenity block, erection of a storage/laundry building, change of use of building to 1no. holiday let and toilet facilities, provision of a play area and lighting and construction of internal roads (some works already completed) and it does not have an impact on the Public Highway or Surface Water Flood Risk.

The site has been operated as caravan and camping site, since 2018, following granted planning approval date 02-02-18 Ref S/046/01833/17, and continues to be operated as such. The applicants took over running of the site including the Red Lion Public house in 2018. Successful development, improving and maintain the site over the flowing years. However, the applicant was recently made aware by a neighbouring property owner that some of the site was not strictly inline the approved details and follow some investigation it was also noted that planning approval conditions appear to have not been discharged.

The application site is located in the village settlement of East Kirkby, accessed from Fen Road, an adapted highway with the caravan and camping site, situated to the rear of associated Red Lion Public House, stretching further to the east running up to the Lincolnshire Aviation Heritage Centre. The application seeks to support he continued operational development of the well-established caravan and camping site, with existing facilities and proposed facilities to be covered in one application and address any outstanding elements not covered under the previous granted application.

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 the surface water will infiltrate to the ground as existing. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### **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.

**Officer's Name: Dean Whitehead**

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

**Date: 6 October 2023**