

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

District: South Kesteven District Council

Application number: S22/1089

Application Type: Full-Major

Proposal: Change of use from holiday let use, to mixed use comprising holiday let and use for weddings and similar events

Location: Fletland Mill, King Street, Baston, Lincolnshire, PE6 9NS

Response Date: 31 January 2024

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:

Acceptable subject to the following conditions.

Introduction/Site Location

The proposal is for the change of use from holiday let use, to mixed use comprising holiday let and use for weddings and similar events.

Existing Conditions

Fletland Mill is a very narrow, single track road that forms part of the Public highway. There are limited places to pass and the access onto King Street is not wide enough to accommodate two way vehicle movements. There are existing properties along Fletland Mill and the application site already has planning permission for Holiday let use.

Highway safety

There are recorded personal injury accidents on King Street at either end but not in the vicinity of Fletland Mill. Local Safety Scheme works have previously been carried out with an aim to improve safety. At the A15 most recently a southbound Vehicle Activated Speed sign was installed to reduce the likelihood of shunt type collisions. The proposal is for only 6-10 events per year and in comparison the amount of vehicle movements associated with Waterside Garden Centre are far more than the movements that will be generated by this proposal. Half of which will be when the Garden Centre will be closed. It will not be necessary for any further mitigation as an impact of this Application.

Highway capacity

There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Site Layout

Given the narrow nature of Fletland Mill two passing places will be installed to allow vehicles to pass one another safely and so has vehicles do not meet the the junction with King Street. The passing places are utilising land owned by the applicant and so a Land dedication order will be required with Lincolnshire County Council so as the passing places will then form part of the public highway and maintained by the Authority. The passing places will be constructed via a Section 278 Minor Works Agreement along with the erection of the priority signage to be installed either end of Fletland Mill. An overflow car park has been included and will be used on occasions when it is needed for events.

Flood Risk and Drainage

Surface Water Flood Risk - the aerial footprint of the building, access tracks and other infrastructure remain unchanged. There are no proposals to increase the footprint of the buildings. The roof water will continue to discharge to the existing outlets which have never had any issues previously. They will be maintained and inspected regularly.
Flood Zone 3 - High probability - holiday lets already in place.

Off-Site Improvements

Two passing places and priority signage as previously highlighted along with a Land Dedication Agreement.

Planning Conditions:

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

Highway Condition 21

No part of the development hereby permitted shall be occupied (apart from those works identified on drawing number MSP.1726.103) before the works to improve the public highway (by means of 2no passing places and the erection of priority signage) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives

Highway Informative 01

Where a passing place is to be constructed on private land, that land must be dedicated to the Highway Authority as public highway. This must be completed prior to the construction of the passing places/Section 278 Minor Works Agreement.

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 our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Officer's Name: Samantha Legg
Officer's Title: Principal Development Management Officer
Date: 31 January 2024