

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

District: East Lindsey District Council

Application number: S/152/02103/23

Application Type: Full - Major

Proposal: Planning Permission - Change of use of agricultural land to extend the existing domestic curtilage, construction of a vehicular access, driveway and earth bund and erection of a double garage, dog kennels and whelping block in connection with the proposed dog showing and breeding business (some works already completed).

Location: Lauren's Barn, Hurn Road, Sibsey, Boston, PE22 0TF

Response Date: 30 November 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: S/152/02103/23

Application Type: Full - Major

Location: Lauren's Barn, Hurn Road, Sibsey, Boston, PE22 0TF

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

This proposal is for the Change of use of agricultural land to extend the existing domestic curtilage, construction of a vehicular access, driveway and earth bund and erection of a double garage, dog kennels and whelping block in connection with the proposed dog showing and breeding business (some works already completed), that will utilise an existing farm access from Hurn Road.

Adequate provision for car parking and turning space can be provided within the limits of the site to enable vehicles to enter and leave in a forward gear and sufficient visibility is available to allow drivers intending entering the highway to judge if it is safe to complete the manoeuvre. Therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.

That said, the vehicle access that has been formed is not appropriate as it is just an unbound gravel material and therefore it will need to be made up to the County Councils specification within the extent of the public highway appropriate for its proposed business use.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 30 November 2023