

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

District: West Lindsey District Council

Application number: 147965

Application Type: Major

Proposal: Planning application for change of use from storage/scrap yard to site for 10no. holiday lodges

Location: Land off Station Road, Moortown, Market Rasen, LN7 6HZ

Response Date: 2 April 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: 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.

Comments:

The application site is part of Watermill Farm Leisure Park which is a well established holiday park located on Station Road Moortown.

Introduction/Site Location

The site is located on Station Road, Moortown and is an existing holiday park. Previous applications have been submitted for the siting of 7 holiday lodges in the same location which have been previously approved.

Existing Conditions

The current use of the site is a scrap yard.

Highway safety

The access to the site is a good standard and suitable to accommodate the proposed movements to the site. The site is fronted by a wide verge, Station Road is straight and has good visibility in both directions.

Highway capacity

The proposal is unlikely to create any highway capacity issues.

Site Layout

The lodges will be accessed via the main access from Station Road and then via the internal site roads.

Flood Risk and Drainage

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 will not significantly increase the impermeable area of the site compared to its previous use. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 2 April 2024



Lincolnshire
FIRE & RESCUE

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Our Ref: LN7 6HZ/RS
Your Ref: 147965

Highways SuDS Support
Lincolnshire County Council
Council Offices
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LN1 1YL

For the attention of Lead Officer

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

26 March 2024

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION**

DEVELOPMENT: Planning application for change of use from storage/scrap yard to site for 10no. Holiday lodges

LOCATION: LAND OFF STATION ROAD, MOORTOWN, MARKET RASEN, LN7 6HZ.

I refer to the planning application reference 147965. The Fire Authority would make no objection to the application provided that the following items were applied for this development:

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2000 Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Part B5. This weight limit would also apply to any private/shared access roads in order to achieve the above item.

WATER SUPPLY AND FIRE POINTS

Fire points should be established so that no caravan or site building is more than 30m from a fire point. They should be housed in a weatherproof structure, easily accessible and clearly labelled.

FIRE SPREAD

Ensure design facilitates a minimum separation distance of 6m between touring caravans.

Yours faithfully

Rob Strutt

Fire Safety Inspector
Lincolnshire Fire and Rescue

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