

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

District: South Kesteven District Council

Application number: S24/0403

Application Type: Full

Proposal: Change of use of land for dog training / exercise paddocks inc associated secure fencing, shelter, vehicular access and hard-standing

Location: Land East Of Park Farm Access Road, Morkery Lane, Castle Bytham, Lincolnshire

Response Date: 8 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:

This proposal intends to provide an open-space secure and safe area where dogs can be exercised 'off-the lead'.

The submitted plans identify how the proposed site is to be laid out to accommodate the proposed use. The exercise area will be fenced with an approximate 1.8m high, wire mesh type fence. The parking area will be served from the existing Morkery lane access point, which will be improved to the relevant LCC specification requirements. The access point enjoys good visibility in both directions.

The exercise area will be hired to dog owners (typically) on a half hourly basis. Normally this would involve one household's dogs, although on occasion some owners may share with friends and involve more dogs. The site will also be made available to dog-sitters, who may wish to exercise dogs that they are caring for. (There would be a maximum of 8 dogs within the exercise area at any one time). Hours of operation would be during daylight hours ranging from 6am - 9pm (i.e May > August 6am - 9pm • Feb > March & Sept > Oct 7am - 6pm • Nov > Feb 7am - 4pm). There will be no lighting provision on-site.

The site will utilise the existing and historical access from Morkery Lane. The access gateway will be set-back from the road to enable vehicles to sufficiently leave the highway prior to entering the car park. The surface will be upgraded to LCC standards utilising compacted hardcore to create a permeable surface.

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. The Lead

Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 8 April 2024