

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

District: East Lindsey District Council

Application number: N/134/02323/23

Application Type: Full- Major

Proposal: Planning Permission - Change of use of 2 no. buildings containing 20 no. training flats into 20 no. holiday flats. Change of use, alterations to existing social block to provide 4 no. holiday flats, change of use, extension and alterations to existing education block into an amenities building and provision of a playground

Location: Orby House, Gunby Road, Orby, PE23 5SW

Response Date: 5 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 for refusal:

In line with the NPPF, safe and suitable access is to be provided for all. The proposal will generate increased pedestrian movements to the site along Gunby Road. No adequate provision has been given to accommodate a safe route to and from the site for pedestrians into the Village where local amenities will be used by visitors and vice versa residents of Orby using the facilities proposed on site. Gunby Road at this location is a 30mph road that is busy particularly through the summer months. The road consists of a series of bends, where there is no footway from the site to the nearest connecting footway approximately 450m away at Chalk Lane. The verge is narrow so there is no width to be able to provide a footway and for pedestrians to seek refuge. With the likelihood of increased pedestrian footfall to/from the site it will result in pedestrians attempting potentially hazardous journeys along Gunby Road which would compromise highway safety.

An objection has been raised by the Highways and Lead Local Flood Authority but if the Local Planning Authority are still minded to recommend approval, LCC would be grateful for notification via DevelopmentManagement@lincolnshire.gov.uk as to why material considerations outweigh the Highway and Lead Local Flood Authority objections, and be given an opportunity to make further representations.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 5 April 2024