

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

District: South Holland District Council

Application number: H18-0463-24

Application Type: Full-Major

Proposal: Change of use from hotel Class C1 to residential Class C3 including the creating of 15 residential units

Location: Bridge Hotel, 4 Bridge Road, Sutton Bridge, PE12 9UA

Response Date: 26 June 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 objection

This proposal is for the change of use from hotel Class C1 to residential Class C3 including the creating of 15 residential units which consist of 10no. 1-bedroom units and 5no. 2-bedroom units.

Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. This proposal has 15no. spaces which will utilise the existing access arrangements, including cycle storage provision within the premises and whilst it is possible that the development site and the existing host dwelling may result in more parking demand than these spaces, there is parking available within the vicinity, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

It should be noted that the site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development and the host dwelling will not be reliant on the private car and therefore parking is not essential for this proposal. The applicant should be aware that the existing access arrangements require reconfiguring to accommodate the proposed parking provision. The applicant has provided an accessibility Assessment in support of this proposal, which would seem a fair and reasonable justification for the reduced parking provision.

It should also be noted that Lincolnshire County Council Highways and Lead Local Flood Authority provided comment on a previous application H1234-16 in relation to the crescent to the frontage of the hotel and stated that, 'We have no plans for the formal stopping up of this area of highway in perpetuity. You will note that there is a single yellow line along the edge of the main carriageway (leading to the port area) which indicates a Traffic Regulation Order. We are advised by our colleagues that this is to prohibit waiting of heavy goods vehicles at all times. It would therefore, not apply to other vehicles, so private cars belonging to residents of Bridge Hotel or any member of the public could legitimately park in the area between the Hotel and the main carriageway. This area can accommodate approximately 8no. additional spaces.

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 for the change of use will not alter the existing surface water drainage. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 26 June 2024