

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

District: East Lindsey District Council

Application number: N/061/00406/24

Application Type: Full

Proposal: Planning Permission - Erection of an outbuilding to be used as a store, excavation of land to form 6 no. stock ponds (of which 2 already constructed) and provision of bunding.

Location: Second Holme Farm, Grainsby Lane, Tetney, Grimsby, DN36 5JP

Response Date: 20 September 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 subject to

- **Planning Conditions** as detailed below.

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, subject to the below planning conditions, and therefore does not wish to object to this planning application.

Comments:

The proposal includes excavating additional stock ponds to enhance the existing and growing fisheries business on the site, along with the construction of a detached storage building. This building will provide secure, covered storage for machinery, equipment, and feed essential to support the fishery operations. The stock ponds are part of a commercial operation and do not supply fish to the other ponds located south of them.

The site of the application is in a remote rural area, between the villages of North Thoresby to the southwest and Tetney to the northeast. The proposed ponds are situated south of Grainsby Lane, and the proposed storage building is positioned to the west of the stock ponds that were approved in 2015.

Each stock pond requires a visit from a 3.5-tonne pickup van twice a year. With two existing approved ponds, this results in four visits annually. The two ponds awaiting retrospective approval also account for 4 visits per year. The 4 proposed new ponds would add 8 visits annually. Therefore, the development proposals will generate an additional 16 trips per annum, plus daily two-way trips from a single member of staff; it is not possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF.

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 indicates that the ponds have been strategically positioned at a low point in the landscape, adjacent to existing watercourses and ponds owned by the applicant. This placement enables natural filtration of water from the surrounding land and river corridor. It ensures that the ponds can be consistently replenished, either through the water table or natural land drainage. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 20

The development hereby permitted shall not be occupied before a 1.2 metre wide footway, to connect the development to the existing public right of way (PROW Gnby/108/1) has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of installing 3 passing places; 2 between the site and A16 and 1 between the site and A1031) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives:

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway

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Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 20 September 2024