

Place Directorate
Lancaster House
36 Orchard Street
Lincoln, LN1 1XX
Tel: (01522) 782070

To: East Lindsey District Council

Application Ref: S/170/02234/20

Proposal: **Determination of whether or not prior approval is required as to a) transport and highways impacts of the development, b) the noise impacts of the development, c) contamination risks on the site, d) flooding risks on the site, e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to 1 no. dwelling which is a use falling within use Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, f) the design or external appearance of the building and g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.**

Location: **Highall Farm House, Sandy Lane, Woodhall Spa, LN10 6UR**

With reference to the above application received 14 January 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

The conversion of outbuilding to a dwelling at Highall Farm would be acceptable in principle. Since 2 dwellings would be served of the existing access, it is recommended that the access at its junction with Sandy Lane is brought upto LCC domestic access standard with bound material and widened to 4.1m for the initial 10m to allow 2 way movement at this point and ensure that vehicles entering do not have to reverse on to Sandy Lane if an opposing vehicle is exiting.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to surface water risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water risk for this planning application.

Case Officer:
Ian Field
for Warren Peppard
Head of Development

Date: 15 January 2021