

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

To: East Lindsey District Council

Application Ref: S/086/02393/20

Proposal: **Planning Permission - Change of use, conversion of, extension and alterations to existing dental surgery and first floor flat to provide 5no. houses, on the site of existing outbuildings which are to be demolished**

Location: **Jubilee House, Waring Street, Horncastle, Lincolnshire, LN9 6DY**

With reference to the above application received 18 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

This proposal for 5 houses includes an amended access with 4.1m with onto Waring Sreet and 8 off road parking spaces with turning are proposed on site. The site is situated in town centre location where there is good accessibility for pedestrians and cyclists.

The proposal would not cause and unacceptable impact on highways safety and is therefore acceptable to the Highways Authority.

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. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections 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.

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.

NO OBS

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 is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:

Ian Field

for Warren Peppard
Head of Development

Date: 18 January 2021