

Development Management Delegated Decision Report



SUMMARY OF APPLICATION			
Application Reference	B/22/0192/CD3		
Application Type	Discharge of Condition		
Proposal	Application to discharge Condition 4 (Highway Passing Places) of permission B/22/0192 (The siting of up to 36 no. glamping pods with fishing lakes, amenity space, landscaping, parking, access roads and associated other development)		
Location	Land off Fellands Gate, Old Leake, Boston, PE22 9PN		
Applicant	Mr Paul Wilkinson, Wilkinson Developments Ltd		
Agent	Mr Ben Gibson, BG Planning		
Statutory Expiry Date:	10-Jan-2024		
Extension of Time:	n/a		
Recommendation:	Agree		
Report by:	Abbie Marwood		
Date:	06 Dec 2023		
Officer Appraisal / Comments:			
<p>Planning permission B/22/0192 was granted for the siting of up to 32no glamping pods with fishing lakes, amenity space, landscaping, parking and access roads in Sept 2022. This application seeks to submit details relating to conditions 4 (Passing Places).</p> <p>Details have been submitted, including details of the passing places and the S278 agreement with Lincolnshire County Council Highways. LCC Highways have confirmed that they have no objections to the proposals.</p> <p>One representation has been received in relation to land ownership and signage, which has been taken into account. The works are contained within the Public Highway and will be undertaken by LCC as owner of the public highway. Signage is limited to 'passing place' markers and is not considered to have a detrimental impact on the visual amenity of the area.</p> <p>The Condition requires the details to be agreed by the LPA, and for the passing passes to be provided prior to the occupation of the development.</p> <p>It is therefore considered that the details can be agreed.</p>			
Condition number	Condition	Details submitted	Status



C4.	Prior to the occupation of the development hereby permitted passing places shall be provided in accordance with a specification to be submitted to and agreed in writing with the Local Planning Authority. Such a specification shall set out the number, location and construction method of passing places. The passing places as approved shall thereafter be maintained and retained in perpetuity.	S278 Minor Highway Works Agreement	Agreed
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NOTES FOR DECISION NOTICE:

Please note: Condition 4 requires the details as agreed to be implemented prior to occupation of the development.