

Development Management
Lincolnshire County Council
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To: Boston Borough Council

Application Ref: B/24/0052

Proposal: **Outline planning application with some matters reserved (Appearance, Landscaping & Scale) for later approval for 4no dwellings**

Location: **33 Church Road, Old Leake, Boston, PE22 9NS**

With reference to the above application received 8 February 2024

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

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

I understand that this is an Outline planning application with some matters reserved for later approval, and the details shown on drawing number: B/3811-3001 dated June 2023 are indicative only.

That said, the Highway Authority are of concern with the proposed number of parking spaces, this being only 6no., for the intended use of residents for four 2no. bedroom dwellings. Inadequate parking provision for dwellings, is not in line with the Local Planning Authorities adopted parking standards in their Local Plan and therefore, we would ask the applicant to make further consideration of sufficient parking provision where 2 spaces for dwellings with three or less bedrooms are proposed, to meet the objectives within the Adopted Local Plan.

Additionally, we would ask the applicant to make further consideration of a bin storage area close to the existing highway to allow for kerb side collection of waste will be required, as refuse trucks will not enter a private road.

As there will be a need to provide a new vehicle access off Church Road to facilitate vehicular movements, we would ask the applicant to provide further details of the access arrangements showing visibility and access width, which needs to be 4.1 metres as a minimum to accommodate two-way traffic, in the interests of highway safety.

As this is a Minor Application, the applicant will need to provide sufficient information to demonstrate to the Local Planning Authority that the use of a suitable drainage system for the management of surface water run-off is appropriate for this site to mitigate any concerns with flooding of the properties, adjacent properties, and surrounding land.

Case Officer:

Dean Whitehead

Date: 21st February 2024