

Planning Application 146685: Land to the South of Legsby Road LN8 3DZ
Full Application for 6 bungalows and associated garages. Submitted 02/05/2023

Report Prepared by Cllr Stephen Bunney for consideration by Market Rasen Town Council – June 14th 2023

I have spoken to the planning officer, Dan Galpin, regarding the development. It is his opinion that the site is clearly infill and that as precedent has been set by the granting of Outline Planning in August 2022 it is extremely unlikely that there will be complete refusal of development on the site.

The developers behind the current application Hyde Architects Ltd. have not been through a pre planning process with WLDC [as of Tuesday 06/06/23]. Dan Galpin is of the opinion that as with the outline planning several conditions should be attached to the development. He is expecting several comments and objections to be made and appreciates that there is a likelihood that the application will be called in for determination by the planning committee.

Recommendation / Proposal

MRTC consider calling the application for determination by The Planning Committee
To agree on whether to object to the planning per se or seek planning conditions.

Potential reasons include: Housing Type and Density, Flooding, Public Rights of Way, Suitability of entrance on to Legsby Road

Background Information

Previous Planning History

The same site has valid outline planning permission **140904** for 4 bungalow dwellings. Granted 14/8/2022

Flooding and Drainage Concerns

Whilst the area is in Flood Zone 1 (low probability) there is a significant risk of surface water flooding on site and in the area, as experienced in August and November 2022. Areas of the site and surrounding fields often have standing water after heavy rain fall.

In August 2022 the existing surface water and foul water sewers throughout Market Rasen failed to cope resulting in significant flooding in areas of the town – including properties off the Legsby Road. As a result, LCC the Lead Flood Authority are undertaking a section 19 inquiry to determine the exact cause of the flooding and what mitigating measures need to be considered. This process is not a quick one – taking several months.

The **indicative drainage strategy** plan submitted with the recent application shows the foul and surface water discharging into the existing sewers that run along Legsby Road. A hydro- brake on the Swale (a grass covered depression that takes surface water from the drained surface to a storage or discharge system) is proposed to reduce discharge into the main sewer at 2lt per second. But there is no indication on the impact that this discharge will have on the ability of the existing sewers to cope and of flooding in the area and wider town.

A full Flood Risk Assessment is required before any final decision can be made. This assessment needs to consider the potential impact on the areas/town's infrastructure not only of this site in isolation but of all the other existing developments [Fox Hollow, Land to the South off Linwood Road, Roman Field, Horseshoe Way] and potential developments [Land to North of Linwood Road, Fields opposite Racecourse Car Park Legsby Road]. **CLP S12 S21**

Public Footpath Concern

Currently, a public footpath **MaRa/162/6** runs along the track that is the entrance to the site. On the site plans for this area there is a verge marked and a wildflower area but no footpath – suggesting that pedestrians using the footpath will be sharing the entrance road/drive with vehicles. This is a clear health and safety risk. There should be at least a pavement provided.

At the time of the initial outline application 140904 LCC Rights of Way Officer expressed no concerns over the public footpath arrangements! **CLP S48**

Numbers, Density of Properties, Suitable Character

Application 140904 [outline] was originally for 5 properties – this was reduced to 4 to ensure that the overall development was within the building lines of Wetherby Close and the neighbouring bungalows on Legsby Road. The 6 proposed properties in application 146685 are within the relevant building lines – consequently the garden space is smaller than on those in application 140904. As the proposed properties are all bungalows as is the case in Wetherby Close. The Ridings and Legsby Road there is no possible objection to the development on the character of buildings in the area. Any challenge on character would have to be on the size of gardens. **CLP S3**

Access to Legsby Road

The existing farm track/public footpath, which will become the road/driveway to the development is very close to the junction between The Ridings and Legsby Road. It is also at an acute angle – resulting in poor visibility for vehicles approaching along Legsby Road from the racecourse/golfclub/wildpines.

LCC Highways in considering the 140904 application recognised these problems but did not place an objection to the development provided that various mitigating steps were taken to improve visibility etc. They also reported that traffic on The Ridings and Legsby Road was not significantly high to cause a problem. Since 2020 the amount of traffic along the road for several reasons has increased and will rise further when the holiday static caravans are built.

CLP S47

Cllr Stephen Bunney June 7th 2023

Please note full details and papers for planning developments are available at.

<https://www.west-lindsey.gov.uk/planning-building-control/planning/view-search-planning-applications>



LOCATION PLAN

Scale - 1:1250



KEY :

OWNERSHIP BOUNDARY:

SITE BOUNDARY:

Drawing Title:	LOCATION PLAN		
Project:	HOUSING DEVELOPMENT 6no. BUNGALOWS		
Location:	LAND SOUTH OFF LEGGSBY LANE, MARKET RASEN		
Drawing Number:	Revision:	Scale / Size:	
1323/001	-	1:1250 / A4	
Project Stage:	Drawn By:	Checked By:	Date:
Planning	DH	/	04.04.2023

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PROPOSED SITE PLAN
 No. 11/11

KEY:

STREET FRONT

SUBJECT SITE

FOR REFERENCE

NOTES:

1. Refer to the correspondence of the site plan and the site plan, which shall be the basis for the design and construction of the site plan. The site plan shall be the basis for the design and construction of the site plan.
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Project No.	1323/804
Project Name	1323/804
Project Address	1323/804
Project Date	1323/804
Project Status	1323/804
Project Owner	1323/804
Project Designer	1323/804
Project Engineer	1323/804
Project Architect	1323/804
Project Contractor	1323/804
Project Consultant	1323/804
Project Specialist	1323/804
Project Manager	1323/804
Project Coordinator	1323/804
Project Assistant	1323/804
Project Secretary	1323/804
Project Receptionist	1323/804
Project Cleaner	1323/804
Project Gardener	1323/804
Project Painter	1323/804
Project Carpenter	1323/804
Project Electrician	1323/804
Project Plumber	1323/804
Project HVAC Technician	1323/804
Project Fire Alarm Technician	1323/804
Project Security System Technician	1323/804
Project Elevator Technician	1323/804
Project Window Treatment Technician	1323/804
Project Pest Control Technician	1323/804
Project Landscaping Technician	1323/804
Project Pool Maintenance Technician	1323/804
Project Snow Removal Technician	1323/804
Project Janitorial Technician	1323/804
Project Moving Technician	1323/804
Project Storage Technician	1323/804
Project Delivery Technician	1323/804
Project Installation Technician	1323/804
Project Repair Technician	1323/804
Project Maintenance Technician	1323/804
Project Inspection Technician	1323/804
Project Testing Technician	1323/804
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