

# Fw: PA/2019/1031 Planning Application at land east of St Georges Court, Redbourne

Darren Cowling

Thu 05/09/2019 13:42

To: Scott Jackson <Scott.Jackson@northlincs.gov.uk>;

Cc: Planning <Planning@northlincs.gov.uk>;

Scott,

In pre application discussions I advised for a number of reasons that access should be taken from Carr Lane and not St Georges Court. While the number of units proposed is relatively modest and in terms of MfS the geometry of the road is acceptable, I am not convinced that the proposed access position is optimal. However, as access is to be considered at this stage I am concerned that there is an area of land that sits between the edge of the carriageway and the boundary fence to St Georges Court which does not form part of the adopted highway.

I note that the red line immediately abuts the carriageway edge, which would suggest that the applicant owns this area of land. However, before I am able to offer favourable comments on this application I would seek clarification on this matter. While I appreciate that if there is a third party interest in the area of land in question it is a civil matter rather than a planning consideration. However, I feel that as access is to be considered it is important to know if it can actually be achieved.

Regards

Darren Cowling

Senior Highway Development Services Officer



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**From:** Sharon Mitcheson <planningapplications@northlincs.gov.uk>

**Sent:** 04 July 2019 14:44

**To:** PlanningApplicationNotifications

**Subject:** PA/2019/1031 Planning Application at land east of St Georges Court, Redbourne

Dear Sir/Madam,

**Application** PA/2019/1031

**No:**

**Proposal:** Outline planning permission to erect 16 dwellings with appearance, landscaping, layout and scale reserved for subsequent approval

**Site** land east of St Georges Court, Redbourne

**Location:**

**Applicant:** Ralph Day

**Case** Scott Jackson

**Officer:**

Your views are requested on the above application. You can now view the application and associated documents directly on the web site by selecting the following link:

<http://www.planning.northlincs.gov.uk/plan?ref=PA/2019/1031>

You can if you wish also send your comments to us using this service by clicking on the "submit comment" button at the bottom of the application screen (this facility will only be available to use until the consultation period expires) or alternatively email us at [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk). **Whilst we will endeavor to ensure that all the documents are available to view as soon as you receive this email, this may not always be possible. They will usually be available by the following day.**

Any comments should reach me (paper or electronic) no later than 21 days from the date of this email, following which time the council may proceed to determine the application. In the meantime if you have any queries about the proposal these should be directed to the case officer named above. If you have no objections or comments to make then early notification of this will assist me to deal with the application promptly. Any comments you do make will appear on the council's web site.

### **Development Management**

North Lincolnshire Council

Asset Management and Development

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Ref:a191p00000RfeUB



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