
From: Nissa Talbot (LFR) <Nissa.Talbot@lincolnshire.gov.uk>
Sent: 18 March 2025 15:38
To: _planningadvice
Cc: Hill, Jess
Subject: RE: H13-0058-25: Decoy Farm, Moulton Chapel

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For the Attention Of Jess Hill

Please see below in relation to the above consultation.

It is noted that we have not given specific details of the objection related to B5 access, however, this is not for Lincolnshire Fire and Rescue to prescribe. The intention behind this was to allow the applicant to review the requirements and provide evidence that the access provisions will be compliant with ADB. However, to offer some guidance, particular attention should be given to road width, as specified in Table 15.2 of ADB B5. The road width needs to be 3.7m wide, looking at the plans provided the smallest part of the road leading to the proposed sleeping accommodation does not meet this requirement. The added sleeping risk of the proposals change of use exacerbates this non-compliance with ADB.

Kind Regards

N Talbot

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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 18 March 2025 10:57
To: LFR Fire Safety <Fire.Safety@lincolnshire.gov.uk>
Subject: H13-0058-25: Decoy Farm, Moulton Chapel

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H13-0058-25
Decoy Farm Fen Gate, Fen Gate, Moulton Chapel, PE12 0XL
Conversion of existing stable block 2 self contained units to provide assisted living accommodation

Good Morning

I am the planning officer for the above referenced application and I have received the attached consultation response from your team. The first service has set out an objection to the application as the proposals do not meet the requirements set out in Building Regulations 2010 (as amended) Part B5. The response doesn't specify why though so can I please check is the objection because there should be vehicle access for a pump appliance within 45m of all points within the dwelling ? I need to share the objection with the applicant to update them, but I would like to check the reason for the objection first if possible. The application is due to be determined by 09 April, so if you could clarify before then that would be much appreciated.

Regards
Jess

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