

LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Boston Borough Council

Application number: B/23/0020

Application Type:

Proposal: Change of use from residential to commercial to form vehicle display area with erection of a 6no car valet bays and fencing including extension to an existing workshop building. Erection of a temporary timber fence. Proposed external lighting to the front of site and new buildings

Location: Boston Audi, Marsh Lane, Boston, PE21 7QS

Response Date: 2 May 2023

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references

to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

Application number: B/23/0020

Application Type: Full.

Location: Boston Audi, Marsh Lane, Boston, PE21 7QS

Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation:

No objection.

The access arrangement of this established car dealership are not proposed to be altered as part of the extension works and the change of use of the adjacent land,

The site is within the principal commercial area of Boston and the site's accesses have proven, by use, to be capable of providing safe entry to and exit from the public highway of Marsh Lane.

Sufficient space is to be retained within the site for parking and manoeuvre of staff and customers' vehicles.

Surface water run-off from the proposed new buildings is to be managed by means of a soakaway within the site.

Having regard for the above, the highway authority and lead local flood authority does not wish to object to the grant of Consent for this Application.

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 2 May 2023