

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

District: South Kesteven District Council

Application number: S23/0836

Application Type: Full

Proposal: Conversion of office building to create 12(no.) self-contained flats

Location: 6-7 St Peter's Hill, Grantham, Lincolnshire, NG31 6QB

Response Date: 28 July 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

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.

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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:

Recommendation for refusal/No objection subject to:

- **Planning Conditions** as detailed below.

Comments:

This full planning application proposes the change of use of a four-storey former office building, located on the northern side of St. Peter's Hill to 12(no.) self-contained flats; 3(no.) flats per floor. The proposed change of use involves minimal alterations to the external appearance of the building.

Pedestrian access to the flats will be from St. Peter's Hill, via the existing main entrance. Given the location of the site, it is not considered that off-street car parking is necessary or appropriate to serve the use. Levels of car ownership for this type of accommodation, in this location, is typically very low, and it is considered that the town centre location makes it especially suitable for occupants without access to a car. There are numerous recent precedents for small unit residential developments with no off-street car parking, in town centre and fringe town centre locations.

The applicant proposes to provide secure cycle parking spaces within the limits of the site.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of providing an uncontrolled tactile crossing on the junction at Avenue Road/Elmer Street South/St Peters Hill) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 28 July 2023