

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

District: Boston Borough Council

Application number: B/23/0161

Application Type: Full - Major

Proposal: Change of use to create 60no caravans for staff accommodation, staff recreational outside space, outdoor communal area and proposed mini bus parking area. Extension to existing workshop and conversion of existing workshop to create indoor staff communal area

Location: T H Clements & Son Ltd, West End Road, Benington, Boston, PE22 0EJ

Response Date: 6 October 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: No objection

The proposal is for the change of use to create 60no caravans for staff accommodation, staff recreational outside space, outdoor communal area and proposed mini bus parking area. Extension to existing workshop and conversion of existing workshop to create indoor staff communal area and it does not have an impact on the Public Highway or Surface Water Flood Risk.

The site is located along West End Road and access to the proposed development will remain unchanged, which has sufficient visibility requirements to enable vehicles to enter and leave safely. The proposed accommodation will reduce the need for as many vehicles to use the current vehicle parking, which has 54no. for cars and 36no. for mini bus parking and therefore, parking provision is not essential for this application. The proposal to have living accommodation will ensure there will be a reduction in vehicle movements to and from the site along with parking demand. Additionally, the change of use of the building will allow for the staffs living daily essentials and needs to be met.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

All surface water system will remain the same as existing as the proposal does not increase the extent of permeable areas, enough to warrant additional drainage. Surface water will naturally dissipate in to ground and or be channeled to an adjacent drainage system for discharge at the agreed rates, without causing any additional flooding to the site or surrounding land.

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 6 October 2023