

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

District: South Kesteven District Council

Application number: S23/0140

Application Type: Full

Proposal: Erection of a new building to store parts and preparation of touring caravans

Location: Grantham Caravans Ltd, Great North Road, Grantham, Lincolnshire, NG31 7UH

Response Date: 16 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 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.

Comments:

Erection of a new building to store parts and preparation of touring caravans at Grantham Caravans, Great North Road, Grantham.

The proposed building (1005 sqm) is in conjunction with existing operations served from an established existing access.

The location of the proposed building is surrounded by neighbouring businesses, which a mixture of car dealerships and industrial workshops and buildings. The building will fit within the surrounding area in size, external appearance and location, as it is similar to other pre-existing buildings on other commercial sites.

Highway safety/Highway capacity

It is considered that the proposals would not result in an unacceptable impact on the highway network.

Site Layout

Further supporting details were requested in relation to the proposed parking arrangements, as a result of the development. The Applicant confirmed and demonstrated the additional parking for both staff and customers including a drop off and collection point. All parking is proposed within the limits of the site.

Flood Risk and Drainage

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. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 16 October 2023