

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

District: Lincolnshire County Council

Application number: PL/0095/23

Application Type: Major

Proposal: To construct a general purpose building (on site and on footprint of previously approved general purpose store building - application references: pl/0025/18 & 18/1096/cc) and general purpose/related external storage of materials, aggregates, skips and equipment in connection with the applicants use of the adjacent site as an mrf

Location: Mushroom Farm, Boundary Lane, South Hykeham

Response Date: 28 December 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 general purpose building and general purpose/related external storage of materials and equipment in connection with the applicant use of the adjacent site this application is a very minor amendment to the position of the building which was previously approved as part of application PL/0025/18. There is no change to the existing transport arrangement which was also approved.

Comments from the IDB

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.
- Any discharge into a water course will require a consent from the Board under the Land Drainage Act.

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. This application is proposing to discharge its surface water at the greenfield rate of 5 litres/sec into the IDB drain on the southern boundary, consent to discharge will need to be obtained

from the IDB. Therefore 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: Helen Patchett

Officer's Title: Senior Development Management Officer

Date: 28 December 2023



Lincolnshire
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My Ref: JF
Your Ref: PL/0095/23

Head of Planning
Lincolnshire County Council
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For the attention of Sandra Barron

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

8 December 2023

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: TO CONSTRUCT A GENERAL PURPOSE BUILDING (ON SITE AND ON FOOTPRINT OF PREVIOUSLY APPROVED GENERAL PURPOSE STORE BUILDING - APPLICATION REFERENCES: PL/0025/18 & 18/1096/CCC) AND GENERAL PURPOSE /RELATED EXTERNAL STORAGE OF MATERIALS, AGGREGATES, SKIPS AND EQUIPMENT IN CONNECTION WITH THE APPLICANTS USE OF THE ADJACENT SITE AS AN MRF

LOCATION: MUSHROOM FARM, BOUNDARY LANE, SOUTH HYKEHAM

I refer to the planning application reference PL/0095/23. The Fire Authority object to the application on the grounds of inadequate access and water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 part B5. This weight limit would also apply to any private/shared access roads in order to achieve the above item.

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

Joshua Frost
Fire Safety Inspector
Email: fire.safety@lincolnshire.gov.uk
Tel : 01522 553868

CC : LFR Water Officer