

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

District: South Kesteven District Council

Application number: S23/2329

Application Type: Full

Proposal: Construction of a new commercial building to be used as a general workshop and ancillary machinery storage with ancillary office space and staff facilities

Location: Fentons Of Bourne Ltd , Kates Bridge, Thurlby, Lincolnshire, PE10 0EN

Response Date: 7 February 2024

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:

The property is 0.914 hectares (2.26 acres) in total, which forms the site of an established commercial business, Fentons of Bourne Ltd (The Applicant). The Applicant is a small-scale rural equipment supplier, providing commercial, garden and forestry maintenance equipment, as well as compact tractors. Fentons of Bourne Ltd also operate successful equipment hire, parts, servicing and repair enterprises as part of the business operations at the site. This is a longestablished rural business who has operated from this site for many years

The entire site is in established commercial use for retail and repair of commercial vehicles with ancillary offices (Class B2 & Class E) which was confirmed by a certificate of lawfulness in 2003. The commercial buildings at the site comprise a retail showroom, storage, workshops, ancillary office space and staff facilities.

The proposal building will extend to 664m² (7,147sq. ft) and will be sited on areas of existing hardstanding, which are currently used for the storage of vehicles and equipment traded as part of the established commercial business.

There will be no increase in the intensity of use at the site. The proposal building will provide undercover storage space for business stock and machinery which is currently kept outside. It will also provide the Applicant with the long-term ability to relocate their offices into a more modern, purpose-built facility, allowing the previous office areas contained within the existing building at the site to be used for overflow parts and equipment storage.

The Applicant therefore requires a purpose-built commercial workshop and ancillary storage building in order to ensure that machinery can be safely and permanently stored indoors, as well as providing the ability for organic business growth in the future.

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: 7 February 2024