

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

District: Lincoln City Council

Application number: 2023/0909/FUL

Application Type: Full

Proposal: Demolition of existing Public House and the erection of a part three/part single storey building to accommodate 15no. one bedroom Supported Housing units with provision for on site management, with associated access and parking

Location: 431 - 434 High Street, Lincoln, Lincolnshire, LN5 8HZ

Response Date: 22 January 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.

No objection subject to:

Planning Conditions as detailed below.

Comments:

The application is for the demolition of existing Public House and the erection of a part three/part single storey building to accommodate 15no. one bedroom Supported Housing units with provision for on site management, with associated access and parking. The site has been previously subject to planning applications, most recently for the associated works with 47 student flats at the same location which was not objected to on highway grounds.

Introduction/Site Location

The site is located on the High Street, opposite the junction for Dixon Street and next to Queen Street, where the site will gain access to parking and bin storage. The site is in a sustainable location with good pedestrian and cycle links as well as good access to public transport and local amenities.

Existing Conditions

The site previously operated as a pub and therefore already has associated movements with the site. The site is brownfield and the original building will be demolished and rebuilt to the current proposals. The previous building was set back from the High St and this proposal will bring the building in line with frontage of the High Street.

Highway safety

The proposals for this application will not have an unacceptable impact on highway safety. The location of the site means that occupants and staff will not be reliant on the car to access

the site. The access on Queen Street is of adequate width. It is not expected that residents will have access to a vehicle. The application proposes 10 members of staff who can access the site sustainably, however there is the provision of 4 parking spaces within the site. There is a near by pay and display car park should this be needed. Queen Street and High Street are subject to parking restrictions which will prevent on street parking issues.

Highway capacity

The proposal is not likely to increase highway capacity issues and compared to the previous use as a pub, the amount of associated movements will overall be reduced.

Site Layout

The site layout provides adequate parking on site. The existing access to the site via Queen Street is sufficient to serve the proposed development. There is an existing vehicle access on to the High Street that will need to be stopped up as part of the proposals.

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. This application provides a betterment of the existing situation by providing attenuation on site and discharge at a reduced rate into the existing Anglian Water system. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Off-Site Improvements

The existing access onto the High Street is to be stopped up and full height kerbs reinstated

Planning Conditions:

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

Highway Condition 12

Within seven days of the new access being brought into use, the existing access onto High Street shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the High Street, in the interests of road safety.

Informatives

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

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Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management -
<https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 22 January 2024