

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

District: Lincoln City Council

Application number: 2023/0883/FUL

Application Type: Major

Proposal: Change of use from retail (Class E) to storage and distribution (Class B8), associated car parking and installation of two fire doors

Location: Jtf Trade And Business Wholesale , Greetwell Road, Lincoln, Lincolnshire, LN3 4NH

Response Date: 21 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:

No objection to the proposals as the change of use provides a betterment in terms of traffic generation which has been demonstrated via the Transport Assessment.

Introduction/Site Location

The site is located on Greetwell Road which is well connected to the city of Lincoln via roads, footways and cycle paths. The site has an existing access consisting of a good radius suitable for HGV's and a right turn lane.

Existing Conditions

The existing site conditions are suitable to accommodate the change of use and no improvements are required to mitigate the proposals

Highway safety

The proposals will generate significantly less vehicle movements than the sites previous use therefore it will not have an unacceptable impact and highway safety

Highway capacity

As above, the proposals will not exacerbate highway capacity issues in the area due to a reduction in vehicle movements to the site

The development proposals will generate a reduction in vehicle movements to that of its former use. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with NPPF

Site Layout

The site layout remains unchanged with alterations to the interior buildings. The layout provides sufficient parking and turning on site for cars and HGV's which has been demonstrated via swept vehicle path analysis

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 will not increase the impermeable area of the site. 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: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 21 December 2023



Lincolnshire
FIRE & RESCUE

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My Ref: 235045076/JF
Your Ref: 2023/0883/FUL

Head of Planning
Lincolnshire County Council
County Offices
Newland
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LN1 1YL

For the attention of Jess White

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

11 December 2023

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: CHANGE OF USE FROM RETAIL (CLASS E) TO STORAGE AND DISTRIBUTION (CLASS B8), ASSOCIATED CAR PARKING AND INSTALLATION OF TWO FIRE DOORS

LOCATION: JTF TRADE AND BUSINESS WHOLESALE , GREETWELL ROAD, LINCOLN, LINCOLNSHIRE, LN3 4NH

I refer to the planning application reference 2023/0883/FUL. 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