

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

District: North Kesteven District Council

Application number: 23/1199/RESM

Application Type: Major reserved matters

Proposal: Reserved matters application (with details of access, appearance, landscaping, layout and scale) for the erection of a building comprising a vehicle service centre and workshop and car sales area (Sui Generis) along with ancillary office space; associated car and cycle parking, EV supercharger points, service areas, hard surfacing, formulation of vehicular access point from Turnstone Road and associated development (pursuant to application 09/0633/OUT as varied by 18/0309/VARCON)

Location: Land East of Teal Park Road and North of Turnstone Road, Teal Park, North Hykeham, (Teal Park Parcel P1.2)

Response Date: 12 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.

Application number: 23/1199/RESM

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Location: Land East of Teal Park Road and North of Turnstone Road, Teal Park, North Hykeham, (Teal Park Parcel P1.2)

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:

Turnstone Road hasn't been adopted by the highway authority. There is a legal agreement between the landowner/developer with the Highway Authority under Section 38 of the Highways Act 1980 to construct the roads to an acceptable standard.

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 drainage was approved under the application 09/0633/OUT. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Introduction/Site Location

Reserved matters application (with details of access, appearance, landscaping, layout and scale) for the erection of a building comprising a vehicle service centre and workshop and car sales area (Sui Generis) along with ancillary office space; associated car and cycle parking, EV supercharger points, service areas, hard surfacing, formulation of vehicular access point from Turnstone Road and associated development (pursuant to application 09/0633/OUT as varied by 18/0309/VARCON). Land East of Teal Park Road and North of Turnstone Road, Teal Park, North Hykeham, (Teal Park Parcel P1.2).

Informatives

Highway Informative 05

The new vehicular access hereby permitted must be constructed to an acceptable engineering standard and be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980.

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Officer's Name: Helen Patchett
Officer's Title: Senior Development Management Officer
Date: 12 January 2024

Chief Fire Officer: Mark Baxter

My Ref: JF
Your Ref: 23/1199/RESM

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

Lincolnshire Fire and Rescue
Headquarters,
Community Fire Protection –
Business Support,
Deepdale Lane
Nettleham
Lincoln
LN2 2LT

For the attention of Shelly Delderfield

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

23 October 2023

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION: RESERVED MATTERS APPLICATION (WITH
DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)
FOR THE ERECTION OF A BUILDING COMPRISING A VEHICLE SERVICE
CENTRE AND WORKSHOP AND CAR SALES AREA (SUI GENERIS) ALONG
WITH ANCILLARY OFFICE SPACE; ASSOCIATED CAR AND CYCLE PARKING,
EV SUPERCHARGER POINTS, SERVICE AREAS, HARD SURFACING,
FORMULATION OF VEHICULAR ACCESS POINT FROM TURNSTONE ROAD
AND ASSOCIATED DEVELOPMENT (PURSUANT TO APPLICATION
09/0633/OUT AS VARIED BY 18/0309/VARCON)**

**LOCATION: LAND EAST OF TEAL PARK ROAD AND NORTH OF TURNSTONE
ROAD, TEAL PARK, NORTH HYKEHAM, (TEAL PARK PARCEL P1.2)**

I refer to the planning application reference 23/1199/RESM. The Fire Authority would make no objection to the application provided that the following items were included within the development:

B5 ACCESS FOR THE FIRE SERVICE

Suitable and sufficient access for fire appliances and fire fighters should be provided, the criteria of which is specified within Building Regulations 2010 Part B5. Access roads should therefore have:

- **Minimum carrying capacity of 18 tonnes (Lincolnshire Fire and Rescue requires this minimum carrying capacity for hard standing for pumping appliances, not 12.5 tonnes as detailed in the Building Regulations 2010 part B5).**
- **Minimum 3.7m width between kerbs**
- **Minimum width of gateways 3.1m**



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- **Minimum height access of 3.225m**
- **A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.**

These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

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
Lincolnshire Fire & Rescue
Lincolnshire County Council
Email: fire.safety@lincolnshire.gov.uk
Tel : 01522 553868

cc. planning@n-kesteven.gov.uk