

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

District: North Kesteven District Council

Application number: 24/0077/FUL

Application Type: Full - Major Planning Application

Proposal: Change of use of agricultural buildings to 15no. commercial units (B2, B8 & Class E(g)) and storage associated with Chestnut Farm (retrospective)

Location: Chestnut Farm, Old Wood, Skellingthorpe, Lincoln, Lincolnshire, LN6 5UA

Response Date: 23 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 Objection

Comments:

This proposal is for change of use of agricultural buildings to 15no. commercial units (B2, B8 & Class E(g)) and storage associated with Chestnut Farm. The development is located on a private road, the nearest point to join the Highway Maintained at Public Expense is at a junction with Saxilby Road. This junction meets the visibility guidelines set out in Manual for Streets. Car parking has been allocated and turning space has been provided within the limits of the site to allow vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety or severe impacts on the road network.

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. As there is no change to the drainage from the sites previous use, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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.

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 23 February 2024

From: [Sarah Turner \(LFR\)](#)
To: [HighwaysSUDsSupport](#)
Subject: RE: OBSERVATIONS ON CONSULTATION REQUEST
Date: 08 February 2024 16:49:55

Please find observations relating to consultation request REFERENCE: 24/0077/FUL

DEVELOPMENT: CHANGE OF USE OF AGRICULTURAL BUILDINGS TO 15NO. COMMERCIAL UNITS (B2, B8 & CLASS E(G)) AND STORAGE ASSOCIATED WITH CHESTNUT FARM (RETROSPECTIVE)

LOCATION: CHESTNUT FARM, OLD WOOD, SKELLINGTHORPE, LINCOLN, LINCOLNSHIRE, LN6 5UA

We would expect

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2000 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, 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 2000 part B5.

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.

Kind regards

Sarah Turner (preferred pronoun she/her)

Technical Fire Protection Manager

Lincolnshire Fire and Rescue

Lincolnshire County Council

Fire & Police Headquarters Deepdale Lane Nettleham

LN2 2LT