

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

District: East Lindsey District Council

Application number: S/140/00005/24

Application Type: Full - Major

Proposal: Planning Permission - Erection of a building to accommodate the importation of virgin timber for the production of dried wood and the production of briquettes with the installation of 8no. 10m high flues, use of land to store virgin timber, construction of an access road and hardstanding and alterations to existing vehicular access

Location: Land east of Main Road, Moorby

Response Date: 11 March 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: S/140/00005/24
Application Type: Full - Major
Location: Land east of Main Road, Moorby

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

The application site has an existing entrance off the B1183 which used to serve the former camp and latterly the agricultural use of the site. It is proposed to enhance this point of access in accordance with adopted Lincolnshire County Council highway standards which will allow an articulated lorry to turn in and out of the site without crossing into oncoming traffic, of which the applicant has demonstrated from the submitted drawings. The proposal will see 50 tonnes of virgin timber being delivered each week which will equate to 2-3 HGV loads per week and 25 tonnes of bagged, shredded wood in one HGV per week transported from Wood Enderby. There will be one 12m (40') long container lorry leaving the site each week with dried logs, and a further 7-10 vehicles depending on volume sold going out to customers. These vehicles will vary from small vans to 12 tonne lorries. It is therefore considered that the impact of vehicle movements will not have a material or severe impact upon the operation or safety of the local highway network. Visibility at the junction with the B1183 is very good in both directions with a wide verge and there is ample parking and turning proposed within 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.

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>.

Highway Informative 08

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>

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

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 the Surface (roof) water will go to soakaways as will water from the small area of hardstanding in front of the building. 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: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 11 March 2024