

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

District: Lincoln City Council

Application number: 2024/0193/FUL

Application Type: Full

Proposal: Conversion of existing ground floor retail unit (Use Class E) to 3 retail units (Use Class E). Conversion of first floor retail units (Use Class E) to Amusement Centre (Use Class Sui Generis). External alterations to create new entrance to front elevation.

Location: 311 - 312 High Street, Lincoln, Lincolnshire, LN5 7DZ

Response Date: 29 April 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: 2024/0193/FUL

Application Type: Full

Location: 311 - 312 High Street, Lincoln, Lincolnshire, LN5 7DZ

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:

Planning application does not have an unacceptable impact on the public highway or surface water flood risk.

Introduction/Site Location

Change of use and separation of existing retail unit into smaller units.

Existing Conditions

Retail unit.

Highway safety

Not affected.

Highway capacity

Not affected.

Travel Plan

N/A

Site Layout

Internal alterations.

Flood Risk and Drainage

N/A

Off-Site Improvements

None required.

Planning Conditions:

None required.

Informatives

None required.

Regards

Officer's Name: John Clifton

Officer's Title: Principal Development Management Officer

Date: 29 April 2024