

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

District: South Kesteven District Council

Application number: S24/0658

Application Type: Full – Major Planning Application

Proposal: 2no warehouse units, extension to form a canopy loading area and additional vehicle parking.

Location: Treasure Transport Services Ltd, Occupation Lane, Great Gonerby, Lincolnshire, NG32 2BP

Response Date: 23 May 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:

The proposal is for the erection of two warehouse units, extension to form a canopy loading area and additional vehicle parking to a well-established company on the site. The site is located to the North of Great Gonerby, there will be an increase in vehicle movements, however, the site benefits from good connections to the A1 via a well-established industrial area and the proposal is for an increase in parking to accommodate the increased staff numbers. Therefore 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

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 proposes various capture, storage and restricted discharge methods to manage the surface water on 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.

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.

Informatives

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>

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 23 May 2024



Lincolnshire
FIRE & RESCUE

Fire and Police Headquarters
Deepdale Lane
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www.lincolnshire.gov.uk/lfr

My Ref: 10007255188/ZB
Your Ref: S24/0658

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

For the attention of Kevin Cartwright

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

2 May 2024

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: 2NO WAREHOUSE UNITS, EXTENSION TO FORM A CANOPY LOADING AREA AND ADDITIONAL VEHICLE PARKING

LOCATION: TREASURE TRANSPORT SERVICES LTD, OCCUPATION LANE, GREAT GONERBY, LINCOLNSHIRE, NG32 2BP

I refer to the planning application reference S24/0658. The Fire Authority object to the application on the grounds of water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of the entrance of each premises 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

Yours faithfully

Zoe Brown
Fire Safety Inspector
Telephone: 01522 553868
Email: fire.safety@lincolnshire.gov.uk
cc: LFR Water Officer

Joshua Frost
Fire Safety Supervisor
Email: fire.safety@lincolnshire.gov.uk
Tel : 01522 553868