

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

District: Boston Borough Council

Application number: B/24/0160

Application Type: Major

Proposal: Proposed change of use of existing building to form light industrial and retail for garden machinery

Location: Kings Road Tyres, Station Road, Hubberts Bridge, Boston, PE20 3QR

Response Date: 1 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

Having reviewed the Transport Statement by Turvey Consultancy Limited dated February 2024, it is acknowledged that the proposed use would generate a lower level of traffic as associated with it's former use, therefore, having a negative impact upon the existing network. Although not mentioned within the Transport Statement, the Highway Authority are aware that Station Road does have queuing traffic, especially at periods when the level crossing is in operation, which reduces access movements to and from the premises.

In order to make traffic flow better within the site, we would ask the applicant to make consideration to undertake and provide some relatively inexpensive road markings, in the form of (yellow box markings) on the existing highway at the access/egresses. The provision of such markings would be of benefit to the proposed businesses to allow the improvement of vehicles to enter and leave more freely. That said, the fact that should this not be the case and no markings are installed, does not actually make the proposed development unacceptable in highway safety or traffic capacity terms and therefore, the proposal would not be seen to have a residual cumulative impact upon the existing network.

The existing building will be connected into the existing Anglian water public sewer system (combined) serving the area. Surface water from the development will be connected into existing surface water drains or soakaways designed to BRE Digest 363. All hard landscaping is to be of permeable construction. If results from ground percolation tests prove that the ground is not suitable for soakaways the surface water will need to be discharged into the existing sewer at an agreed rate approved with Anglian Water.

NO OBS

Therefore, 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 is acceptable and accordingly, does not wish to object to this planning application.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 1 May 2024