

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

**District:** East Lindsey District Council

**Application number:** S/169/02506/23

**Application Type:** Full-Major

**Proposal:** Planning Permission - Change of use and alterations of existing buildings to be used under class E, siting of 137 No. storage containers and erection of 13 No. micro commercial units, erection of security gates and fencing and hardstanding

**Location:** The Caravan Centre, Station Business Park, Main Road, Stickney, Boston, PE22 8EE

**Response Date:** 26 June 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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**Location: The Caravan Centre, Station Business Park, Main Road, Stickney, Boston, PE22 8EE**

## **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**

This proposal is for the change of use and alterations of existing buildings to be used under class E, siting of 137 No. storage containers and erection of 13 No. micro commercial units, erection of security gates and fencing and hardstanding, which will utilise the existing access arrangements from the A16 Main Road which has sufficient visibility in both directions due to the wide verge.

That said, the existing vehicle access has been damaged from the previous sites usage and has deformed in various locations including over-running of the highway verge causing damage due to the turning movements from Main Road. Therefore it will need to be made up to the County Councils specification within the extent of the public highway appropriate for it's proposed business use.

The Application provides for 47 parking spaces to serve the Class E use/s plus an additional 50 parking spaces for container clients use on a one-way system within the site, to enable traffic to still flow when a vehicle parks for a short while on the internal roadways. Regarding vehicle movements, containerised storage movements in total 42 movements, employee movements in total 46 movements, deliveries movements in total 100 movements per day, total envisaged Traffic Movements 188 per day, when put into context that equates to approx. 16 movements maximum per hour over the duration of a 12-hour working day. There is ample parking and turning facility within the site to allow vehicles to enter and leave in a forward gear.

The National Planning Policy Framework (NPPF) is clear in its advice, that developments should be resisted or refused only where the residual cumulative transportation impacts are severe, or that the development would have an unacceptable safety impact. This is clearly not the case from this application, as the the overall impact of vehicle trips created by the development on the highway network will be negligible and therefore it is considered that the proposed development would not have a severe residual cumulative impact on highway safety or capacity issues in accordance with the NPPF.

No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk, there is no increase in the flood risk to others as surface water will infiltrate in to the ground from the containers.

### 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>

### 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.

### Countryside response

The applicant should note the adjacent Public Footpath. Any fencing should be set back from the Public Footpath and not encroach upon its existing width.

**Officer's Name: Dean Whitehead**

**Officer's Title: Senior Development Management Officer**

**Date: 26 June 2024**



**Lincolnshire**  
FIRE & RESCUE

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Your Ref: S/169/02506/23

Highways SuDS Support  
Lincolnshire County Council  
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**For the attention of Carrie Law**

Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

14 June 2024

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING CONSULTATION: CHANGE OF USE AND ALTERATIONS OF EXISTING BUILDINGS TO BE USED UNDER CLASS E, SITING OF 137 NO. STORAGE CONTAINERS AND ERECTION OF 13 NO. MICRO COMMERCIAL UNITS, ERECTION OF SECURITY GATES AND FENCING AND HARDSTANDING**

**LOCATION: THE CARAVAN CENTRE, STATION BUSINESS PARK, MAIN ROAD, STICKNEY, BOSTON, PE22 8EE**

I refer to the planning application reference S/169/02506/23. 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.

**WATER SUPPLY**

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.

According to the site location plan, it is noted that two bodies of water are in the vicinity of the proposed site. If these are to be used as an alternative to provision of a hydrant, they must be capable of fulfilling both of the following conditions:

- Providing or storing a minimum of 45,000 litres of water at all times.
- Providing access, space and a hardstanding for a pumping appliance.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

**Zoe Brown**

Lincolnshire Fire and Rescue

Fire Safety Inspector

Telephone: 01522 553868

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**Joshua Frost**

Lincolnshire Fire and Rescue

Fire Safety Supervisor

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LFR Water Management