

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

**District: South Kesteven District Council**

**Application number: S24/1354**

**Application Type: Full – Major Planning Application**

**Proposal: Conversion of Existing Public House (not in use) with Landlords Accommodation above (in use) to 12 Bed / 12 Person House in Multiple occupancy with minor elevational changes and demolition of single storey outrigger to rear**

**Location: Five Bells , 79 Brook Street, Grantham, Lincolnshire, NG31 6RY**

**Response Date: 17 October 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 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:**

The former Five Bells pub is located in close proximity to the town centre, the application seeks permission to convert the pub into a 12 Bed / 12 Person House in Multiple occupancy with minor elevational changes and demolition of single storey outrigger to rear.

### **Highway Comments**

The development proposals will generate a reduction in vehicle movements to that of its former use. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with NPPF. Furthermore, the site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal. In addition, the application will see secure Cycle Storage provided onsite. Therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety or severe impacts on the road network.

### **Flood Risk and Drainage**

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 not change to the surface water dispose from the current use. 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: Joseph Walden**

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

**Date: 17 October 2024**