

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

District: South Kesteven District Council

Application number: S24/1416

Application Type: Full – Major Planning Application

Proposal: Change of Use from Agricultural Land to Industrial Land (B2 and B8)

Location: JJ Mac Farming Ltd , Spalding Road, Bourne, PE10 0AU

Response Date: 24 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:

This proposal is for only for the change of Use from Agricultural Land to Industrial Land (B2 and B8) to increase the storage available at the site and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

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 no change to the surface water management. 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: 24 October 2024



Lincolnshire
FIRE & RESCUE

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Our Ref: PE10 0AU/LC
Your Ref: S24/1416

Planning Authority
South Kesteven District Council
Council Offices, The Picture House
St Catherine's Road
Grantham
NG31 6TT

For the attention of Hannah Nouch

Sent by email to: planning@southkesteven.gov.uk

18 September 2024

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: CHANGE OF USE FROM AGRICULTURAL LAND TO INDUSTRIAL LAND (B2 AND B8)

LOCATION: JJ MAC FARMING LTD , SPALDING ROAD, BOURNE, PE10 0AU

I refer to the planning application reference S24/1416. 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.

ACCESS

No Comments

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.

ENVIRONMENTAL

No Comments

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

Yours faithfully,

Lee Coles

Fire Safety Inspector
Community Fire Protection - CFP
Lincolnshire Fire and Rescue

Email: fire.safety@lincolnshire.gov.uk

Telephone: 01522 553 868

CC: HighwaysSUDsSupport@lincolnshire.gov.uk