

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

District: Lincoln City Council

Application number: 2024/0688/FUL

Application Type: Major

Proposal: Change of use from retail (use class E) to industry and storage (mixed use classes B2 and B8), installation of new fire escape to east elevation and new doors to west elevation

Location: Jtf Trade And Business Wholesale, Greetwell Road, Lincoln, Lincolnshire, LN3 4NH

Response Date: 11 November 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:

No objection to the proposals as the change of use provides a betterment in terms of traffic generation which has been demonstrated via the Transport Assessment.

Introduction/Site Location

The site is located on Greetwell Road which is well connected to the city of Lincoln via roads, footways and cycle paths. The site has an existing access consisting of a good radius suitable for HGV's and a right turn lane.

Existing Conditions

The existing site conditions are suitable to accommodate the change of use and no improvements are required to mitigate the proposals

Highway safety

The proposals will generate significantly less vehicle movements than the sites previous use therefore it will not have an unacceptable impact and highway safety. The site access from the secondary road will be widened to accommodate HGV movements into the site.

Highway capacity

As above, the proposals will not exacerbate highway capacity issues in the area due to a reduction in vehicle movements to the site

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

Site Layout

The site layout will remark the existing spaces to provide 77 on site parking spaces. The layout provides sufficient parking and turning on site for cars and HGV's which has been demonstrated via swept vehicle path analysis.

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 will not increase the impermeable area of the site and the existing drainage strategy will be utilised. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Informatives

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>.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 11 November 2024