



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

District: South Holland District Council

Application number: H09-0590-24

Application Type: Full-Major

Proposal: Change of use from Retail (Class E) to (Sui Generis) Hand Car Wash with elevation alterations to existing building

Location: Jewson Ltd, Boston Road, South Holbeach, Spalding, PE12 7LR

Response Date: 21 January 2025

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

This application is to convert the vacant Jewson's Builders Merchant site into a drive through hand car wash with minimal external changes. There are 5no. parking spaces to the frontage of the site which will be removed to accommodate the new in/out access arrangements and provide 8no. parking spaces within the curtilage of the site, to assist with the running of the business. A new drive-in entrance will be created adjacent to the existing gate by demolishing the frontage wall forming an in-out system. Additionally, in order to formalise the access, the existing vehicle access will be widened to allow the passage of two-way vehicular movements. The other existing access located directly in front of the pedestrian crossing will be closed off with bollards preventing vehicular access at this location. Hours of operation will be between 8:30am-6:00pm (Monday-Saturday) and 9:00am-5:00pm (Sunday and Bank Holidays). In terms of business operation, it is estimated that the facility will accommodate 12 vehicles per hour staffed by four employees.

Therefore, the proposed development will not have an adverse impact upon highway safety.

Surface Water will be disposed of by mains sewer therefore, no increase in surface water flooding.

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.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 21 January 2025