



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

District: North Kesteven District Council

Application number: 24/0697/FUL

Application Type: full planning application

Proposal: Erection of two surface-mounted marquees

Location: The Vedanta, Branston Hall, Lincoln Road, Branston, Lincoln, LN4 1PD

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 for No objection subject to:

Comments:

Introduction/Site Location

The Vedanta is a venue located within the Grade II listed Branson Hall, Lincoln Road, Branston. The venue is well established and is accessed by a private road.

The proposal is for the erection of two surface-mounted marquees for event hosting and accommodation of additional kitchen anchored to existing hardstanding, including tree works.

Existing Conditions

The application site located to the east of the Hall is a permeable ground used for general access to the main hall and is approximately 250m from the public highway.

Highway safety/Highway capacity

Vehicular access to the site is via the existing private access road off Lincoln Road (B1188), and there is a separate access to the south of this for pedestrian access.

There are 45 car parking spaces for guests and 15 spaces for employees. A drop-off space at the main hall.

Site Layout

Existing parking arrangement include the provision of 15 spaces for members of staff and 45 spaces for visitors. An overspill car parking will be created using a geogrid cellular paving system immediate north of the existing car parking areas, providing the potential for up to 200 additional spaces where necessary.

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 is for the erection of two surface-mounted marquees. All drainage is on private grounds and does not connect with highway drainage. 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: Kelly Austwick

Officer's Title: Senior Development Management Officer

Date: 21 January 2025