

PLANNING COMMITTEE

**Wednesday, 16 January
2019**

5.30 pm

**Committee Rooms 1-2, City
Hall**

- Membership: Councillors Jim Hanrahan (Chair), Naomi Tweddle (Vice-Chair), Biff Bean, Bill Bilton, Alan Briggs, Kathleen Brothwell, Chris Burke, Bob Bushell, Gary Hewson, Ronald Hills and Edmund Strengiel
- Substitute members: Councillors Jackie Kirk and Neil Murray
- Officers attending: Mick Albans, Simon Cousins, Democratic Services, Kieron Manning and Louise Simpson
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The Planning Committee comprises democratically elected members who will be presented with a recommendation from the professional officers for each application on the agenda. After each application has been presented, those interested parties who have registered to speak will then be given 5 minutes to verbally present their views, and, following this, the committee will debate each proposal and make the decision, having considered all relevant information.

Clearly the process of making a decision will inevitably cause some people to feel aggrieved, but it is hoped that all interested parties will feel that their views have been considered as part of the process.

Please ensure that your mobile phones are switched off or set to silent throughout the meeting and please refrain from attempting to speak from the public gallery unless you have formally registered to speak on an application, in which case the Chair will call you to the table at the relevant time.

AGENDA

SECTION A	Page(s)
1. Confirmation of Minutes - 5 December 2018	5 - 16
2. Declarations of Interest	
Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
3. Work to Trees in City Council Ownership	17 - 22
4. Hartsholme Country Park Lake/Reservoir-Tree Removals on the Dam	23 - 32

Wall

5. Applications for Development

(a)	239-241 Skellingthorpe Road, Lincoln	33 - 48
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(c)	Land At Woodstock Street, Lincoln	73 - 106
(d)	301 - 303 Monks Road, Lincoln	107 - 130
(e)	5A Weir Street, Lincoln	131 - 150
(f)	Garage Site, Asterby Close, Lincoln	151 - 162

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 (AS AMENDED)

LIST OF BACKGROUND PAPERS FOR PLANNING, LISTED BUILDING, CONSERVATION AREA AND ADVERTISEMENT APPLICATIONS ON THE AGENDA OF THE PLANNING COMMITTEE

The Background Papers for the Planning, Listed Building, Conservation Area and Advertisement Applications are:

1. The Planning Application File. This is a file with the same reference number as that shown on the Agenda for the Application. Information from the planning application file is available online at <https://development.lincoln.gov.uk/online-applications/>

The application files contain the following documents:

- a. the application forms;
 - b. plans of the proposed development;
 - c. site plans;
 - d. certificate relating to ownership of the site;
 - e. consultation letters and replies to and from statutory consultees and bodies;
 - f. letters and documents from interested parties;
 - g. memoranda of consultation and replies to and from Departments of the Council.
2. Any previous Planning Applications referred to in the Reports on the Agenda for the particular application or in the Planning Application specified above.
 3. Central Lincolnshire Local Plan – Adopted April 2017
 4. National Planning Policy Framework - March 2012
 5. Applications which have Background Papers additional to those specified in 1 to 5 above set out in the following table. These documents may be inspected at the Planning Reception, City Hall, Beaumont Fee, Lincoln.

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

CRITERIA FOR PLANNING COMMITTEE SITE VISITS (AGREED BY DC COMMITTEE ON 21 JUNE 2006 AND APPROVED BY FULL COUNCIL ON 15 AUGUST 2006)

Criteria:

- Applications which raise issues which are likely to require detailed first hand knowledge of the site and its surroundings to enable a well-informed decision to be taken **and** the presentational material at Committee would not provide the necessary detail or level of information.
- Major proposals which are contrary to Local Plan policies and proposals but which have significant potential benefit such as job creation or retention, environmental enhancement, removal of non-confirming uses, etc.
- Proposals which could significantly affect the city centre or a neighbourhood by reason of economic or environmental impact.
- Proposals which would significantly affect the volume or characteristics of road traffic in the area of a site.
- Significant proposals outside the urban area.
- Proposals which relate to new or novel forms of development.
- Developments which have been undertaken and which, if refused permission, would normally require enforcement action to remedy the breach of planning control.
- Development which could create significant hazards or pollution.

So that the targets for determining planning applications are not adversely affected by the carrying out of site visits by the Committee, the request for a site visit needs to be made as early as possible and site visits should be restricted to those matters where it appears essential.

A proforma is available for all Members. This will need to be completed to request a site visit and will require details of the application reference and the reason for the request for the site visit. It is intended that Members would use the proforma well in advance of the consideration of a planning application at Committee. It should also be used to request further or additional information to be presented to Committee to assist in considering the application.

Present: Councillor Jim Hanrahan (*in the Chair*),
Councillor Biff Bean, Councillor Bill Bilton, Councillor
Alan Briggs, Councillor Kathleen Brothwell, Councillor
Bob Bushell, Councillor Gary Hewson, Councillor
Ronald Hills, Councillor Jackie Kirk, Councillor
Hilton Spratt and Councillor Pat Vaughan

Apologies for Absence: Councillor Naomi Twedde, Councillor Chris Burke and
Councillor Edmund Strengiel

48. Confirmation of Minutes -7 November 2018

RESOLVED that the minutes of the meeting held on 7 November 2018 be confirmed.

49. Declarations of Interest

Councillor Gary Hewson declared a Personal Interest with regard to the agenda item titled 'Application for Development: De Wint Court, Bowden Drive, Lincoln'.

Reason: He knew one of the residents having submitted a consultee response, however not as a close associate, and he had in no way predetermined his interest on the application to be considered.

Councillor Pat Vaughan declared a Personal Interest with regard to the agenda item titled 'Application for Development: Homebase, Lidl Outlet, Topps Tiles and Part of BHS (Units C, D, E), St Marks Retail Park, Lincoln'.

Reason: He sat as a member on the Internal Drainage Board, one of the statutory consultee's to the planning application.

50. Work to Trees in City Council Ownership

,The Arboricultural Officer:

- a. advised members of the reasons for proposed works to tree's in City Council ownership and sought consent to progress the works identified, as detailed at Appendix A of his report
- b. explained that Ward Councillors had been notified of the proposed works
- c. stated that in some cases it was not possible to plant a tree in the exact location and in these cases a replacement would be replanted in the vicinity.

Members asked:

- Was the extensive tree clearance being carried out this year adjacent to the dam wall classed as planned or a reactive scheme of works?
- What were Turkey Oaks as referred to within the officer's report to be felled at Hartsholme Country Park? Would they be replaced with a similar species?

The Arboricultural Officer offered the following points of clarification:

- He would provide his scheduled annual report on the location of replacement trees to Planning Committee in the New Year.
- The works down the south side of the dam facing the lake at Hartsholme Park were required to provide clear accessibility for regular engineer inspections of the dam.
- Turkey Oaks were another species of oak. They were not native trees and would be replaced with English Oaks.

RESOLVED that the works set out in the schedule at Appendix A attached to the report be approved.

51. Application for Development: Homebase, Lidl Outlet, Topps Tiles and Part of BHS (Units C, D, E), St Marks Retail Park, Lincoln

The Planning Manager:

- a) advised that planning permission was sought for the demolition of existing buildings and development of the site for purpose built student accommodation with commercial floor space, car parking, cycle storage and associated landscaping
- b) described the location of the application site within the south western corner of the wider redevelopment area encompassing the St. Marks Retail Park and Shopping Centre
- c) reported that the site was formerly occupied by the Homebase, Lidl Outlet and Topps Tiles units and part of the BHS unit having a surface parking area in the foreground
- d) highlighted that prior approval had already been granted for the demolition of the units which was now underway
- e) referred to application number 2018/0655/FUL for 1, 372 bed spaces of student accommodation which was considered at Planning Committee on 12 September 2018, with planning permission refused due to the following reason:
 - “the design of the proposal is contrary to Lincoln’s setting and character, and therefore contrary to Policies LP25, LP26, and LP29 of the Central Lincolnshire Local Plan”
- f) reported that this application again was for the erection of ten blocks of student accommodation, varying in height from four to ten storeys, for a total of 1,372 bed spaces in clusters with shared living spaces
- g) stated that the main vehicular access for the site would be from the current service yard access at Firth Road, which joined Tritton Road at the traffic light controlled intersection with Beever Street
- h) reported that access lead into the site for servicing purposes although it was primarily for the collection of refuse from storage areas adjacent and the drop off point for students

- i) highlighted that between the student accommodation blocks would be a series of spaces with seating, landscaping and cycle stores, which would ultimately permit public access from outside the site through to the remainder of the St Marks development
- j) provided details of the policies pertaining to the application, as follows:
- Policy LP1: A Presumption in Favour of Sustainable Development;
 - Policy LP2: The Spatial Strategy and Settlement Hierarchy;
 - Policy LP3: Level and Distribution of Growth;
 - Policy LP5: Delivering Prosperity and Jobs;
 - Policy LP6: Retail and Town Centres in Central Lincolnshire;
 - Policy LP7: A Sustainable Visitor Economy;
 - Policy LP9: Health and Wellbeing;
 - Policy LP13: Accessibility and Transport;
 - Policy LP14: Managing Water Resources and Flood Risk;
 - Policy LP16: Development on Land Affected by Contamination;
 - Policy LP17: Landscape, Townscape and Views;
 - Policy LP21: Biodiversity and Geodiversity;
 - Policy LP24: Creation of New Open Space, Sports and Recreation Facilities;
 - Policy LP25: The Historic Environment;
 - Policy LP26: Design and Amenity;
 - Policy LP29: Protecting Lincoln's Setting and Character;
 - Policy LP31: Lincoln's Economy;
 - Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area;
 - Policy LP36: Access and Movement within the Lincoln Area;
 - Policy LP37: Sub-Division and Multi-Occupation of Dwellings within Lincoln;
 - National Planning Policy Framework.
- k) outlined the responses made to the consultation exercise
- l) referred to the update sheet which contained an additional neighbour response received in respect of the proposed development
- m) advised members of the main issues to be considered as part of the application as follows:
- The Outline Planning Application and Consideration of Central Lincolnshire Local Plan Policy;
 - Environmental Impact Assessment;
 - The Principle of the Development;
 - Sustainable Access, Highway Safety and Traffic Capacity;
 - The Impact of the Design of the Proposals;
 - The Implications of the Proposals upon Amenity;
 - Other Matters;
 - The Planning Balance.
- n) concluded that:

- The presumption in favour of sustainable development required by the National Planning Policy Framework would apply to the proposals as there would not be conflict with the three strands of sustainability that would apply to development as set out in the planning balance.
- Therefore, there would not be harm caused by approving the development and it was considered that the application should benefit from planning permission for the reasons identified in the report and subject to the conditions included within it.

Brian Kelly, representing the applicant, addressed Planning Committee in support of the proposed development, covering the following main points:

- The applicant was disappointed that planning permission had been refused previously.
- The applicant had listened to the points made by members at that time in relation to the design of the proposed development given its prominent position.
- This revised planning application addressed the issues raised.
- This proposal was the start of a long term investment scheme in the city.
- It involved transformation of the area into vibrant/sustainable developments including affordable housing, retail, and restaurant facilities.
- It was the first step to the regeneration of St Marks.
- The next phase would go ahead from the year 2020 once relevant leases had expired.
- New purpose built student accommodation was required in the city to provide for significant growth of the University.
- Purpose built student accommodation reduced the impact from houses in multiple occupation.
- Since the refusal of the last planning application, a great deal of time had been spent liaising with planning officers/giving a presentation to members in order to arrive at this modified scheme.
- Student accommodation was welcomed as close to the University complex as possible.
- This scheme would provide local employment.
- Local contractors/suppliers would be used.
- There would be a total of £150m worth of investment in this scheme.
- It provided economic benefits for students and offered further development in terms of affordable housing, restaurants and retail outlets in future phases.
- He hoped the revised planning application would be supported.

Members discussed the content of the report in further detail, during which the following comments and points were noted:

- The design of the revised proposal was more acceptable reflecting its prominent location.
- Although the design of a building was subjective and would be judged by personal opinion, considerable effort had been made to amend the design of this planning application to meet the needs of Planning Committee and the standards the area deserved.
- Planning Committee wanted to see more high class planning applications in future reflective of their position in the city.

RESOLVED, that authority be delegated to the Planning Manager to grant planning permission subject to the receipt of the final response from the Highway Authority and any relevant planning conditions, as well as the issues covered by the planning conditions listed below:

- Time Limit;
- Approved Plans and Documents (including phasing);
- Contaminated Land;
- Archaeology;
- Construction Management (including delivery times and working hours, construction access and the location of site compounds);
- Provision of Fire Hydrants and Access for firefighting appliances;
- Future Development Wide and Building Management (security and safety of occupants);
- Temporary Fencing and Enclosures (during construction);
- Surface Water Drainage;
- Foul Water Drainage;
- Building Materials (including hard surfaces and boundary treatments);
- Large Scale Details of Shopfront Façades;
- Ecological Enhancement;
- Noise and Air Quality Mitigation to Buildings;
- Hard and Soft Landscaping;
- Travel Plan;
- Flood risk mitigation, including floor levels;
- Street Furniture and Signage;
- Cycle Storage;
- Plant and Machinery;
- Kitchen Extraction; and
- Temporary Uses / Structures.

52. Application for Development: De Wint Court, Bowden Drive, Lincoln

The Planning Team Leader:

- a. advised that planning permission was sought for the demolition of De Wint Court, Bowden Drive and the erection of a replacement three and two storey extra care facility comprising 50 one bed apartments and 20 two bed apartments, also supported accommodation facilities; a restaurant, hair salon and lounge, with a new car park layout and areas of hard and soft landscaping
- b. highlighted that the extra care use was intended to bridge the gap between ordinary/sheltered housing and residential care
- c. described the location of the application site organised in a U-Shape with the principal elevation to the north, opposite the access to the rear of properties on De Wint Avenue, the communal facilities positioned centrally within the front portion of the building with the residential accommodation within the wings to the south
- d. reported that prior to the application being submitted the agent had held extensive pre-application discussions with officers and also engaged with the local community through public consultation exercises in June and August this year; some of the key changes made to the scheme as a result

of this involved an increase in the number of parking spaces from 24 to 35, a reduction in the ridge height of the building by 1m, dropping the height at the end of the wing fronting Bowden Drive to two storey and moving the building further away from Bowden Drive and the southern boundary

- e. reported that the site currently accommodated the vacant, two storey building to be demolished which provided 37 sheltered accommodation bedsits, common rooms, a hair salon and laundrette
- f. confirmed that in addition to the application receiving more than four objections, the site was in the ownership of the City of Lincoln Council and therefore was being presented to Members of the Planning Committee for consideration and determination
- g. provided details of the policies pertaining to the application, as follows:
 - Policy LP1 A Presumption in Favour of Sustainable Development
 - Policy LP2 The Spatial Strategy and Settlement Hierarchy
 - Policy LP9 Health and Wellbeing
 - Policy LP10 Meeting Accommodation Needs
 - Policy LP12 Infrastructure to Support Growth
 - Policy LP13 Accessibility and Transport
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework
- h. outlined the responses made to the consultation exercise
- i. referred to the update sheet which contained an additional recommended condition from the City Council's Arboricultural Officer requiring the submission of an Arboricultural Method Statement relating to the retained trees to include exact details of construction and tree protection measures
- j. advised that a request had been made by NHS England facilitating the need for the signing of an S106 agreement for a financial contribution towards demands on existing doctors facilities, which was the subject of negotiation
- k. advised members of the main issues to be considered as part of the application as follows:
 - Principle of Use
 - Visual Amenity
 - Residential Amenity
 - Access, Parking and Highways
 - Drainage and Flood Risk
 - Trees and Landscaping
- l. concluded that:
 - The principle of the use of the site was considered to be acceptable and the development would relate well to the site and surroundings in relation to siting, height, scale, massing and design.

- The proposals would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
- Confirming the Arboricultural Officer being satisfied with the tree protection measures, the landscaping and tree retention proposals were acceptable and would be a benefit to the local environment.
- Technical matters relating to highways, contamination and drainage were to the satisfaction of relevant consultees. The proposals would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP9, LP10, LP12, LP13 and LP26, as well as guidance within the National Planning Policy Framework.

Members discussed the content of the report in further detail:

- Support was offered in general to the proposed development in its revised form following two public consultations.
- De Wint Court had been an excellent facility in its time, however, it was now outdated. The proposed development represented a good quality replacement/sustainable building.
- The new scheme would help to relieve pressure on hospital bed spaces. Patients would be able to return home more quickly to the supported accommodation facilities on site.
- It was pleasing to see additional care facilities being made available within the council's own portfolio.
- Funding to enhance and relieve pressure on local facilities such as doctors/ dentists was important to the provision of new housing developments.

Concerns were raised in relation to:

- Previously members had been worried about the position/height of the building in relation to Bowden Drive, therefore mitigation measures planned for the scheme in the form of trees/landscaping, were pleasing to note.
- The need for wider doors to accommodate disability scooters.

The Planning Team Leader offered the following points of clarification:

- The internal layout of the building incorporated a central pound for 26 mobility scooters.
- In association with the Central Lincolnshire Local Plan, actions were in place to approach what was needed to deal with the potential impact of developments across Central Lincolnshire. NHS England realised the benefits of engaging with the planning process.

RESOLVED, that planning permission be granted subject to the following conditions, with delegated authority granted to the Planning Manager to secure the financial contribution as requested by NHS England:

- Time limit of the permission;
- Development in accordance with approved plans;
- Samples of materials;
- Access improvement works in accordance with submitted plan;

- Electric vehicle recharge points;
- Tree protection measures;
- Fume extraction details;
- Noise impact assessment;
- Noise assessment for external plant or machinery;
- Assessment of off-site impact from external lighting;
- Implementation of landscaping;
- Erection of bat boxes;
- Reporting unexpected contamination; and
- Construction of the development (delivery times and working hours).

53. Application for Development: Land At Broomhill, Clematis Approach And Sorrel Court, Lincoln

The Planning Team Leader:

- a. advised that planning permission was sought for the installation of 6 storage units to house a total of 18 mobility scooters for residents within City Council sheltered accommodation, within Broomhill and Sorrel Court
- b. highlighted that residents were currently storing their mobility scooters in communal areas within the building which was inadequate
- c. reported that as the sheltered accommodation was within City Council ownership with the City Council as the applicant, the application was required to be decided by Planning Committee.
- d. provided details of the policies pertaining to the application, as follows:
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework
- e. outlined the responses made to the consultation exercise
- f. referred to the update sheet which contained photographs and plans relating to the proposed development
- g. advised members of the main issues to be considered as part of the application as follows:
 - Relevant Planning Policy
 - Impact on Residential Amenity
 - Impact on Visual Amenity
 - Highway Safety
- h. concluded that the proposal to install mobile scooter stores would not have a detrimental impact on residential or visual amenity, in accordance with Policy LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Members discussed the content of the report in further detail:

RESOLVED, that planning permission be granted subject to the following conditions:

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.
The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
Design and Access Statement		Other	9th October 2018
15338-CLC-BSC-P-LP-P		Location Plan	9th October 2018
PSM-2 Scooter Store		Other	9th October 2018
PSMX-4 Scooter Store		Other	9th October 2018
15338-CLC-BSC-P-SP1-P		Site plans	9th October 2018
15338-CLC-BSC-P-SP2-P		Plans Proposed	9th October 2018

54. Lincoln High Street Character Appraisal

The Planning Manager:

- a. presented the Lincoln High Street Character Appraisal to seek Planning Committee's endorsement to adopt this document as formal supplementary planning guidance, prior to referral to Executive for approval

- b. advised that in order to achieve the successful management of the 11 conservation areas within the City Council's administrative boundary, they should be periodically appraised in terms of their special character and appearance
- c. stated that in considering how to approach the first appraisal, it was felt that the High Street was an appropriate place to start because of its significance and importance as the principal commercial zone within the City
- d. advised that the area appraised commenced at the bottom of The Strait and terminated at Monson Street. incorporating parts of 3 current conservation areas; Cathedral and City Centre No1, West Parade and Brayford No6 and St Peter-at-Gowts No2
- e. emphasised that the appraisal provided valuable information which could be taken into account when submitting and considering planning applications to inform what proposals and development should come forward in the interests of the proper planning of the area
- f. advised that the document did not replace the current conservation area designations or create a new conservation area; it was intended as a supplementary document to provide valuable context to the reason why those areas had been designated conservation areas in the first place and provide an important character assessment of Lincoln's High Street
- g. requested Members support to the adoption of the attached 'Lincoln High Street Character Appraisal' document as formal guidance, commissioned by the City of Lincoln Council and carried out by a planning and conservation consultant, prior to referral to the City Council's Executive for approval.

Members considered the content of the report in further detail. The following questions emerged from discussions held:

- Who decided where the area appraisal commenced and ended? Were members' points of view taken into account?
- Had members of Historic Environment Advisory Panel been consulted?

Councillor Hewson moved that the appraisal area be extended to the lower High Street.

The Planning Manager offered the following points of clarification to assist members in their deliberations:

- The extent of the appraisal area was determined to make it manageable in order to apply for funding streams.
- In due course the review may form the basis of the formal conservation area renewal process.
- All other areas including the lower High Street would also be appraised.
- The process would be rolled out reviewing conservation areas across the whole city.
- The footprint chosen made sense as a character area.

- The area had been chosen by officers as it was manageable. It was within the gift of members to make changes to this decision if they were so minded.
- A view had been taken that Monson Street was at the far limit to which the appraisal area could stretch and there had to be a cut off at some point.
- Larger areas were more expensive to review.
- The area was chosen using the expertise of the Principal Conservation Officer and the City Archaeologist and had been discussed at Historic Environment Advisory Panel.
- It was possible if required to pull together an indicative list of future areas to be appraised as part of the formal review of conservation areas, to be included within the report submitted to Executive.

Councillor Hewson was satisfied with the Planning Manager's further explanation and did not wish to further pursue the motion he raised earlier.

RESOLVED that:

1. The adoption of the Lincoln High Street Character Appraisal document be supported by Planning Committee as formal guidance and be referred to the City of Lincoln Council's Executive for approval.
2. An indicative list of future areas to be appraised as part of the formal review of conservation areas be included within the referral documents submitted to Executive.

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SUBJECT:	WORK TO TREES IN CITY COUNCIL OWNERSHIP
DIRECTORATE:	COMMUNITIES AND ENVIRONMENT
REPORT AUTHOR:	STEVE BIRD – ASSISTANT DIRECTOR (COMMUNITIES & STREET SCENE)

1. Purpose of Report

- 1.1 To advise Members of the reasons for proposed works to trees in City Council ownership, and to seek consent to progress the works identified.
- 1.2 This list does not represent all the work undertaken to Council trees. It is all the instances where a tree is either identified for removal, or where a tree enjoys some element of protection under planning legislation, and thus formal consent is required.

2. Background

- 2.1 In accordance with policy, Committee's views are sought in respect of proposed works to trees in City Council ownership, see Appendix A.
- 2.2 The responsibility for the management of any given tree is determined by the ownership responsibilities of the land on which it stands. Trees within this schedule are therefore on land owned by the Council, with management responsibilities distributed according to the purpose of the land. However, it may also include trees that stand on land for which the council has management responsibilities under a formal agreement but is not the owner.

3. Tree Assessment

- 3.1 All cases are brought to this committee only after careful consideration and assessment by the Council's Arboricultural Officer (together with independent advice where considered appropriate).
- 3.2 All relevant Ward Councillors are notified of the proposed works for their respective wards prior to the submission of this report.
- 3.3 Although the Council strives to replace any tree that has to be removed, in some instances it is not possible or desirable to replant a tree in either the exact location or of the same species. In these cases a replacement of an appropriate species is scheduled to be planted in an alternative appropriate location. This is usually in the general locality where this is practical, but where this is not practical, an alternative location elsewhere in the city may be selected. Tree planting is normally scheduled for the winter months following the removal.

4. Consultation and Communication

- 4.1 All ward Councillors are informed of proposed works on this schedule, which are within their respective ward boundaries.
- 4.2 The relevant portfolio holders are advised in advance in all instances where, in the judgement of officers, the matters arising within the report are likely to be sensitive or contentious.

5. Strategic Priorities

5.1 Let's enhance our remarkable place

The Council acknowledges the importance of trees and tree planting to the environment. Replacement trees are routinely scheduled wherever a tree has to be removed, in-line with City Council policy.

6. Organisational Impacts

6.1 Finance (including whole life costs where applicable)

i) Finance

The costs of any tree works arising from this report will be borne by the existing budgets. There are no other financial implications, capital or revenue, unless stated otherwise in the works schedule.

ii) Staffing N/A

iii) Property/Land/ Accommodation Implications N/A

iv) Procurement

All works arising from this report are undertaken by the City Council's ground maintenance contractor. The Street Cleansing and Grounds Maintenance contractor ends August 2020. The staff are all suitably trained, qualified, and experienced.

6.2 Legal Implications including Procurement Rules

All works arising from this report are undertaken by the Council's grounds maintenance contractor. The contractor was appointed after an extensive competitive tendering exercise. The contract for this work was let in April 2006.

The Council is compliant with all TPO and Conservation area legislative requirements.

6.3 Equality, Diversity and Human Rights

There are no negative implications.

7. Risk Implications

- 7.1 The work identified on the attached schedule represents the Arboricultural Officer's

advice to the Council relevant to the specific situation identified. This is a balance of assessment pertaining to the health of the tree, its environment, and any legal or health and safety concerns. In all instances the protection of the public is taken as paramount. Deviation from the recommendations for any particular situation may carry ramifications. These can be outlined by the Arboricultural Officer pertinent to any specific case.

7.2 Where appropriate, the recommended actions within the schedule have been subject to a formal risk assessment. Failure to act on the recommendations of the Arboricultural Officer could leave the City Council open to allegations that it has not acted responsibly in the discharge of its responsibilities.

8. Recommendation

8.1 That the works set out in the attached schedules be approved.

Is this a key decision?

No

Do the exempt information categories apply?

No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?

No

How many appendices does the report contain?

1 schedule.

List of Background Papers:

None

Lead Officer:

Mr S. Bird,
Assistant Director (Communities & Street Scene)
Telephone 873421

**NOTIFICATION OF INTENDED WORK TO TREES AND HEDGES
RELEVANT TO THEIR CITY COUNCIL OWNERSHIP STATUS.
SCHEDULE No 1 / SCHEDULE DATE: 16/01/19**

Item No	Status e.g. CAC	Specific Location	Tree Species and description / reasons for work / Ward.	Recommendation
1	N/A	Adjacent to 30 Tower Avenue.	<u>Abbey Ward</u> 3 Pear trees. Fell, the trees are causing access problems.	Approve and replant with 3 Cherry trees in a suitable location.
2	N/A	Birchwood Nature Park, to rear of Kingsdown Road.	<u>Birchwood Ward</u> 1 Cherry. Fell, the tree is of poor form and to prevent future damage to property.	Approve and replant with a Cherry in a suitable location.
3	N/A	Doddington Road tree belt.	<u>Birchwood Ward</u> 1 Corsican Pine. Fell, to prevent damage to property.	Approve and replant with 1 Scots Pine.
4	N/A	Rear garden of 12 Bawtry Close.	<u>Birchwood Ward</u> 1 Lime. Fell, to prevent damage to property.	Approve and replant with an Oak in a suitable location.
5	N/A	Grounds of 11 Snowberry Gardens	<u>Birchwood Ward</u> 1 Cypress and self-set sycamore. Fell to prevent damage to property.	Approve and replant with 1 Rowan and 1 Field Maple in a suitable location.
6	N/A	Boultham Park.	<u>Boultham Ward</u> 1 Sycamore Fell, the tree is diseased and dying. 2 Alders Fell, one is dead and the other has decay	Approve and replant with a Norway Maple. Approve and replant with 2 Alders.

			present at the base	
7	CAC	Hartsholme Drive and Westwood Close.	<u>Boultham Ward</u> Notification of Intent on behalf of Lincs County Council 18 Limes 1 Hornbeam 2 Cherry 3 Pear 2 Rowan Carry out various pruning operations including: Removal of deadwood and epicormic growth, crown reshaping, and pruning for cable, lighting column and pedestrian clearance. 1 Cherry outside No 50 Hartsholme Drive: Fell the tree is diseased and dying.	Approve Approve and replant with a Cherry
8	CAC	St Martins DBG, Garmston Street.	<u>Carholme Ward</u> 1 Hawthorn Fell, the tree is dead. 1 London Plane. Canopy reduction to reshape and prevent damage to property.	Approve and replant with a Hawthorn. Approve.
9	N/A	Alderman' Walk, opposite 1 Ely Street.	<u>Carholme Ward</u> 1 Norway Maple. Fell, the tree has poor form and structurally weak.	Approve and replant with Field Maple.
10	N/A	West Common, adjacent to 126 Yarborough Road.	<u>Carholme Ward</u> 1 Willow. Fell, the tree is leaning and prone to stem failure.	Approve and replant with Field Maple.
11	N/A	54 Clarendon Gardens.	<u>Castle Ward</u> 1 Cherry Fell, the tree roots are causing damage and trip hazards to an access footpath.	Approve and replant with a Bird Cherry.
12	N/A	2 Syd Wilson Court.	<u>Castle Ward</u> 1 Sycamore Fell, the tree has a shear crack on the	Approve and replant with a Cherry.

			main stem and overhanging a neighbouring property.	
13	N/A	Verge outside 49 Ruskin Avenue.	<u>Glebe Ward</u> 1 Horse Chestnut Fell, The tree is in decline and has several shear cracks.	Approve and replant with a Field Maple.
14	TPO	Link path adjacent to 7 Wedgewood Close.	<u>Hartsholme Ward</u> 1 Willow. Fell, the tree is structurally unsound.	Approve and replant with a Rowan.
15	N/A	Newport Cemetery.	<u>Minster Ward</u> 1 Yew. Fell the tree is suppressed and to prevent damage to grave sets.	Approve and replant with a Cherry in a suitable location.
16	N/A	68 Westwick Gardens.	<u>Moorland Ward</u> 1 Eucalyptus. Fell to prevent damage to property.	Approve and replant with a Field Maple in a suitable location.
17	N/A	Adjacent to 2 Constable Avenue	<u>Moorland Ward</u> 1 Cherry. Fell, the tree has poor form and is in contact with the property.	Approve and replant with a Cherry in a suitable location.
18	N/A	Rear garden of 34 De Wint Avenue	<u>Moorland Ward</u> 4 Trees of Heaven. Fell, to prevent damage to property.	Approve and replant with 4 Cockspur Thorn in a suitable location.
19	N/A	Adjacent to 23 Garrick Close	<u>Witham Ward</u> 1 Horse Chestnut. Fell, the tree is diseased and dying.	Approve and replant with a Horse Chestnut in a suitable location.

SUBJECT: HARTSHOLME COUNTRY PARK LAKE / RESERVOIR- TREE REMOVALS ON THE DAM WALL

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: STEVE BIRD – ASSISTANT DIRECTOR (COMMUNITIES & STREET SCENE)

1. Purpose of Report

- 1.1 To remind Members of the Council's obligations with regards to maintenance of the reservoir in Hartsholme Country Park, and to advise Members of the need to remove trees from the reservoir embankment, some of which fall within a Tree Preservation Order (TPO).
- 1.2 To seek formal consent for the necessary works.

2. Background

- 2.1 The dam is located at the northern end of Hartsholme Country Park and was built by the Lincoln Waterworks Company in the latter half of the 19th century to form a reservoir for the supply of water to the residents of Lincoln. Following a typhoid epidemic in 1904/05 an alternative source of water was sought and a new supply was secured from Elkesley in Nottinghamshire. Since that time the reservoir has been extended to create an ornamental lake, and become a scenic feature of the park. The dam is approximately 320 metres in length and has Skellingthorpe Road running along the top. See Appendix 1
- 2.2 The City of Lincoln Council is responsible for the care of Hartsholme Country Park which includes the maintenance of the dam. As the lake holds in excess of 25,000 cu M of water above sea level, and is in a built up area, it is covered by the terms of the Reservoirs Act 1975 and considered to be 'High Risk'. As such the Council must obtain both annual reports and more detailed 10 year reports from suitably qualified and approved engineers.
- 2.3 The reports contain condition assessments and recommendations for action, with which the Council, as the designated 'Undertaker', must comply.
- 2.4 The engineer's report has asked for the removal of trees and other general vegetation from the north bank of the dam wall, in order that the wall can be seen without hindrance so that a clearer picture can be obtained of its condition, and, should a problem arise, that this would be seen as early as possible. The area concerned is identified in Appendix 1.
- 2.5 The north face of the dam wall is not within Hartsholme Country Park, and instead has alternative ownership. One part has a clear registered owner, the other has unclear ownership.

- 2.6 The north face of the dam wall is partially covered by a TPO. This means that permission has to be given by the Council for any tree works that take place within that area. For clarity the TPO applies to the north-west end of the embankment; the area for which there is no registered owner. There is no protection for the trees in the other area, and as these are outside of Council ownership, its own policy of reporting tree removals from land in its ownership does not apply. They are therefore referred to here for clarity and completeness of picture only.
- 2.7 As owner of the reservoir, and therefore designated Undertaker in terms of the Act, the Council has a duty to take a lead on responding to actions required in the engineer's reports. We have therefore written to the owner of the land, where this has been identified, and notified the engineer that the other area has no clear ownership.
- 2.8 With regards to the area that has clearly identified ownership, the Environment Agency have enforcement powers and so, if the land owner will not take action of their own volition, the Environment Agency will take the matter up and use their powers to bring it to a satisfactory conclusion. The actions available to them for the land without clear ownership are less clear, but may include undertaking the work themselves and taking out a land charge against any possible future owner, or taking action against the Council as Undertaker to carry out the work and recover costs similarly.
- 2.9 This report is therefore concerned with seeking planning permission for the removal of trees under a TPO, in expectation that either the Environment agency or Council will need to take action in due course.
- 2.10 A final note by way of background is that although the Wildlife and Countryside Act would ordinarily dictate a limited window of time to undertake tree removals, looking after the welfare of nesting birds and other wildlife as it does, the Reservoirs Act could take precedence and allow action at other times, on the basis of risk of health and safety to persons. Officers would seek to work closely with the Environment Agency at all times, regardless of when any work might take place, and have confidence that the Environment Agency officers would be similarly concerned of any environmental impacts, regardless of timing.

3. Proposal

- 3.1 The land identified in Appendix 1 is the area in which the engineer's report requires substantive clearance. It will be possible to leave some trees that are more mature and thus deemed to have greater amenity value, and this has been agreed with the engineer, but overall the removal of some 168 trees and shrubs of varying sizes are required.
- 3.2 Appendix 2 provides photographs showing the area and indicating the kind of vegetation involved. There are a variety of self- set species located on the north face of the dam but comprised predominantly of birch, beech, sycamore, ash, oak, yew, holly, willow and hawthorn. The maturity of the trees range from small saplings to mature specimens.
- 3.3 As explained earlier, ownership of the land is split, with 115 of the trees and shrubs being in the area with clear ownership, and 53 falling in the area where ownership has not been identified.
- 3.4 The TPO covers the area for which there is no registered owner, so this report is concerned with the removal of the 53 trees/shrubs on that area only, for the reasons

outlined in the background section of the report.

- 3.5 As per normal practice, all relevant Ward Councillors have been notified of the proposed works prior to the submission of this report.
- 3.6 Although the Council would usually replace any tree that it has become necessary to remove, as these requests relate to land outside its ownership, the policy does not apply. However, should it prove to be the case that the Environment Agency enforce against the Council and seek it to undertake the work and impose a land charge, we will explore options to include replanting at alternative sites within any works costs and add this to the land charge accordingly.

4. Consultation and Communication

- 4.1 All Ward Councillors have been informed of proposed works in this report which are within their respective ward boundaries.
- 4.2 The Portfolio Holder for Remarkable Place has been advised of the contents of this report.
- 4.3 The members of the Hartsholme Country Park Advisory Group have also been informed.

5. Strategic Priorities

5.1 Let's enhance our remarkable place

The Council acknowledges the importance of trees and tree planting to the environment, and has recognised this accordingly by the inclusion of a Remarkable Place strand within its corporate strategy, along with prioritised supporting projects.

6. Organisational Impacts

6.1 Finance

i) Finance

There are no financial impacts arising from this report unless the Environment Agency enforce against the City Council for the unregistered land, in which case there will be a budget pressure as yet undetermined.

ii) Staffing N/A

iii) Property/Land/ Accommodation Implications N/A

iv) Procurement

Should the Council be required to undertake any tree work, then it will be carried out by its grounds maintenance contractor. The staff are all suitably trained, qualified, and experienced.

6.2 Legal Implications including Procurement Rules

The Council is the designated Undertaker under the terms of the Reservoirs Act 1975. As such it has responsibility to undertake routine inspections, as prescribed, and to act on the findings of the reports. It is expected to lead, in so far as it is able, to secure the outcomes of the report, where it is not the land owner.

The Environment Agency is the enforcing agency.

Following changes in legislation in 2015, failure to comply with the safety elements of the report could constitute a criminal offence.

The Council is compliant with all TPO and Conservation area legislative requirements.

6.3 Equality, Diversity and Human Rights

There are no negative implications.

7. Risk Implications

7.1 The engineers report identifies work that are considered to be in the interest of public safety. The Council has no option but to comply with the report findings or risk enforcement action being taken.

8. Recommendation

8.1 That the proposal for works, as set out in this report, be approved.

Is this a key decision? No

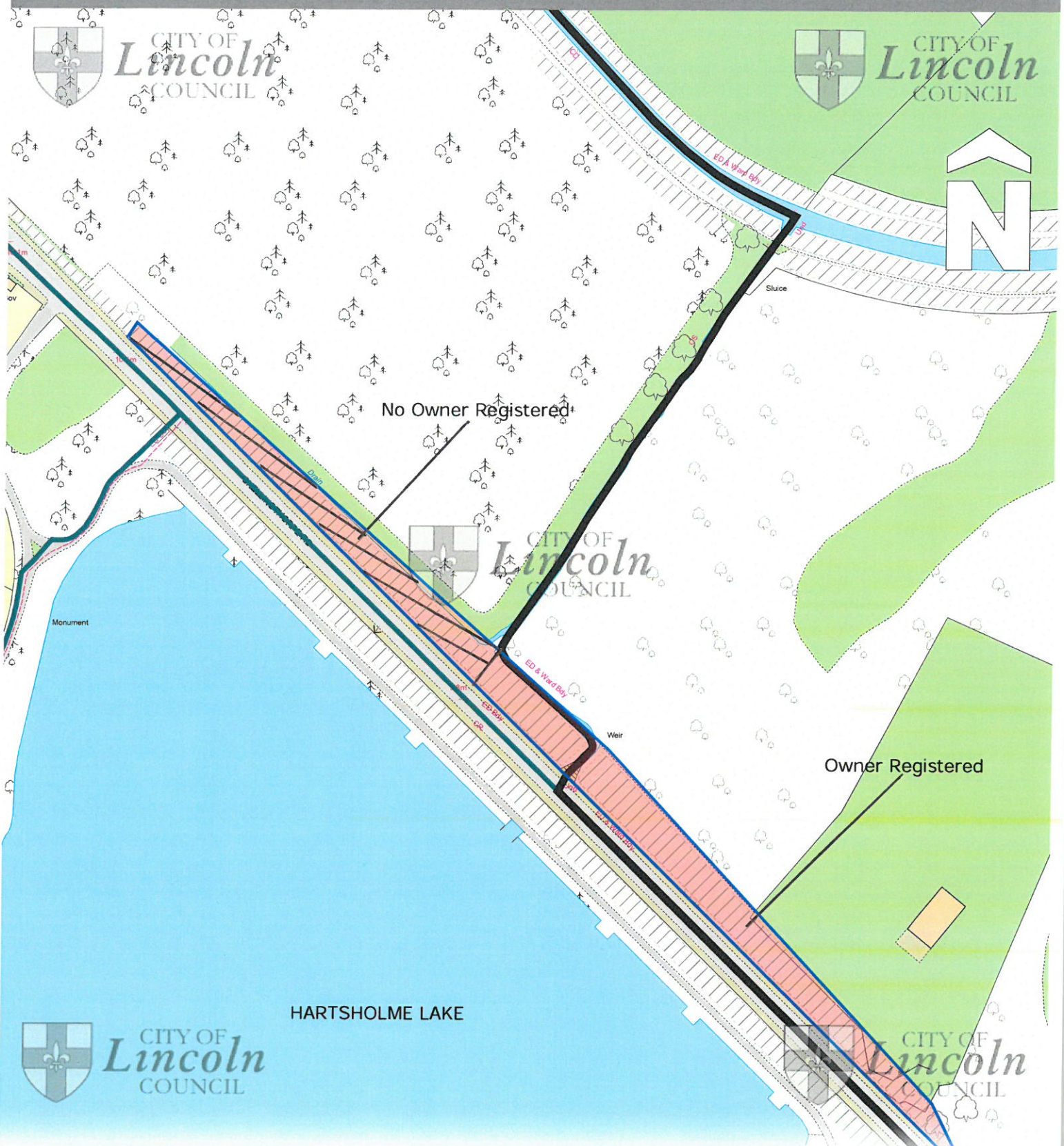
Do the exempt information categories apply? No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply? No

How many appendices does the report contain? 2

List of Background Papers: None

Lead Officer: Mr S. Bird, Tel: 873421
Assistant Director (Communities & Street Scene)



Production Date: 17 Dec 2018

Scale: 1:1417

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The area highlighted in red indicates the area of the dam subject to the report

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Application Number:	2018/1008/OUT
Site Address:	239-241 Skellingthorpe Road, Lincoln
Target Date:	16th November 2018
Agent Name:	Framework Architects
Applicant Name:	Mr Matthew Wilkinson
Proposal:	Outline application for the demolition of the existing 3 retail units and upper floors at 239-241 Skellingthorpe Road and the erection of a residential development

Background - Site Location and Description

Outline planning permission is sought for the principle of a residential development with all matters reserved. The application site is allocated as a local centre in the Central Lincolnshire Local Plan and is occupied by two 2-storey buildings. The ground floor of the buildings are currently occupied by two convenience stores and a hot food takeaway. The proposal would involve demolition of both of the existing buildings to accommodate a residential development in the form of flats.

The application site is located on the south side of Skellingthorpe Road within the Hartsholme Ward of the city. To the south-east is a cul-de-sac development made up of two storey semi-detached properties, Shays Drive. To the south-west is the Hartsholme Family Centre, to the west are three storey blocks of flats with a large area of open space towards Skellingthorpe Road and on the opposite side of Skellingthorpe Road is the Swanpool Garden Suburb which is a Conservation Area.

All matters are reserved and will be considered in depth at a later date, should Outline consent be granted. However, indicative drawings propose a 2 storey building on the site with a single access from Skellingthorpe Road.

The application has been submitted concurrently with a Full application for a mixed use development at the Monson Arms site on the opposite side of Skellingthorpe Road (2018/1007/FUL). The site subject to the Full application is currently occupied by the former Monson Arms which would be demolished in order to accommodate a mixed use development. A statement submitted with the application highlights that both of these sites are within the applicant's ownership and therefore essentially this application site would be developed following a relocation of the local centre to the Monson Arms site. The applicant has stated it would not be commercially beneficial to operate both sites as local centres.

Whilst no neighbouring objections have been received to the application, Councillor Hills has requested the application is brought before Planning Committee.

Case Officer Site Visit

Undertaken on 28th September 2018.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP6 Retail and Town Centres in Central Lincolnshire
- Policy LP13 Accessibility and Transport
- Policy LP26 Design and Amenity

- Policy LP34 Lincoln's District and Local Shopping Centres
- National Planning Policy Framework

Issues

- The Principle of the Development in Terms of Planning Policy
- Impact on Visual Amenity
- Impact on Residential Amenity
- Other Matters

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Shane Harrison	Comments Received
Lincolnshire Police	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Lincoln Civic Trust	Comments Received

Public Consultation Responses

No responses received.

Consideration

Principle of Development

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing. It is therefore considered that the principle of the development is wholly appropriate in this

location within a predominantly residential area.

Supporting the application would also be in accordance with CLLP Policy LP1 which states that there should be a presumption in favour of sustainable development and planning applications that accord with the policies in the Local Plan will be approved without delay. This presumption in favour of sustainable development reflects the key aim of the National Planning Policy Framework (NPPF).

The site is allocated as a Local Centre in the CLLP. Policy LP34 for Local Centres states that Local Planning Authorities will support the maintenance and development of Local Centres to serve the neighbourhoods within the Lincoln Area. Whilst this application would see the closure of the existing local centre, the full application proposes replacement of the facilities on the Monson Arms site. Furthermore, a justification statement has been submitted with the application detailing how the proposed facility at the Monson Arms site would provide betterment for its users in terms of the layout of the site, increased floorspace as well better access and parking facilities. Given the above, it is considered the proposal would enhance existing facilities in line with Policy LP34 of the CLLP.

The requirements for developer contributions has been assessed by officers. Due to the nature of the proposed use the development is not CIL liable nor is there a requirement for Section 106 contributions relating to education although conditions are recommended to ensure that playing fields/play space and affordable housing will be secured at the reserved matters stage through a Section 106.

Impact on Visual Amenity

The site is within a sensitive location, opposite the Swanpool Conservation Area. The Lincoln Townscape Assessment describes the area as "...a rare example of a Garden City style suburb of the early 20th Century and is also an important example of early social housing in Lincoln built by private enterprise. As all the houses were constructed in a short period in the same Arts and Crafts architectural style, the area has a coherent townscape with a strong rhythm. Short rows facing on to corners give added emphasis in some areas and the rows and semi-detached houses are on an almost continuous building line. There is repetition of materials, style and scale although detailing and some elements of form vary on individual houses. The main architectural details include tall chimneys, steep roofs, small windows, upper windows immediately below eaves, rendered frontages in pastel colours and projecting string courses. In keeping with Garden City ideals the area has a leafy appearance with mature trees, grass verges and large gardens separated from the public domain by hedges of varying heights."

Detailed design is reserved for a later application should the current Outline consent be granted, however the application originally suggested 12 units within a 3 storey building. To ensure the scale of proposed building and the amount of development proposed was appropriate for the site, further details of design was sought from the applicant and the design has been altered a number of times following officer comments. The building has been reduced from a full 3 storey height to 2 storey with rooms in the roof in order to better reflect the surrounding character. Whilst the design is still being discussed with the applicant at the time of writing this report, it is considered that the scale suggested within the indicative drawings is one which would sit comfortably on the site, particularly given the existing building. An update on the indicative design will take place during the committee meeting.

Impact on Residential Amenity

No objections have been received regarding the development. Impact on neighbouring properties will be assessed fully at reserved matters stage, however, given the position of the building being similar to the existing two buildings on the site, it is not considered the impact on residential amenity would be overtly different to the current situation for the occupants of the properties on Shays Drive.

The City Council's Pollution Control Officer has recommended conditions regarding hours of construction and deliveries associated with construction, given the proximity to neighbouring properties and the amount of demolition required before development starts, times are restricted to minimise the noise and disturbance to neighbouring residential properties. A condition requiring further details of external lighting to be submitted is also proposed in order to protect residential amenity.

It is therefore considered that the indicative drawings are in accordance with the requirements of CLLP Policy LP26.

Access, Parking and Highways

The indicative drawings show a single access and egress point to the south east corner of the site from Skellingthorpe Road. However, access and details of the layout of parking within the site will be considered at reserved matters stage. No objection has been received from the Highway Authority at this stage.

Other Matters

Contaminated Land

No preliminary investigation has been submitted with the application in relation to Contaminated Land therefore the City Council's Scientific Officer has recommended conditions to ensure contamination is investigated further and remediated where necessary before any development commences. This matter will accordingly be conditioned on any grant of consent.

Air Quality and Sustainable Transport

The City Council's Pollution Control Officer has advised that, whilst it is acknowledged that the proposed development, when considered in isolation, may not have a significant impact on air quality, the numerous minor and medium scale developments within the city will have a significant cumulative impact if reasonable mitigation measures are not adopted. It is therefore recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development in line with the recommendations of paragraph 110 of the NPPF and CLLP Policy LP13. This matter will accordingly be conditioned on any grant of consent.

Archaeology

A desk based assessment has been submitted with the application with regard to the potential for archaeological deposits on the site. The City Council's Archaeologist has confirmed that there is no reason to impose further archaeological conditions on the consent given the likely development would already have caused any potential deposits.

Bin Storage

The City Council's Community Contracts Officer has raised no objections to the application

and has provided information regarding bin requirements, which have been forwarded to the agent.

Application Negotiated either at Pre-Application or During Process of Application

Yes.

Financial Implications

None.

Legal Implications

None.

Conclusion

The principle of the proposal for a residential development on the application site would be in keeping with the principles set out in both national and local planning policies with all matters reserved for future determination.

Application Determined within Target Date

Yes.

Recommendation

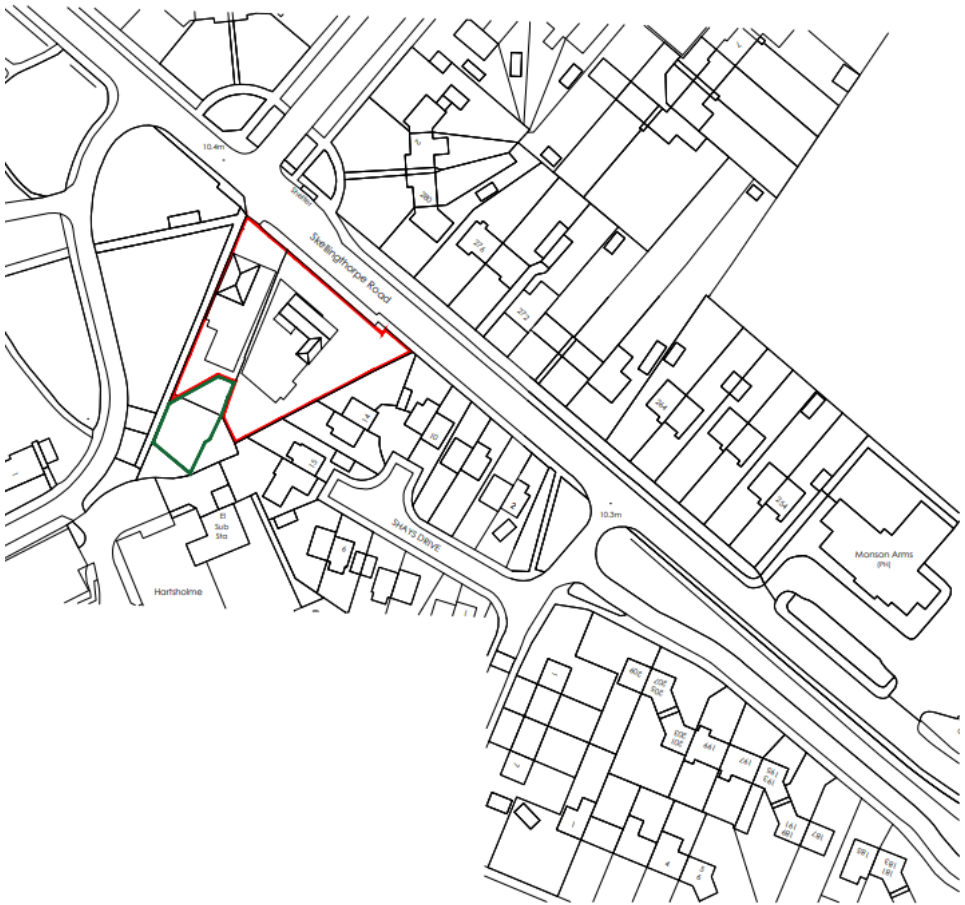
That the application is Granted Conditionally.

Proposed Conditions

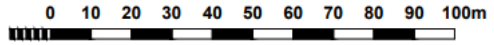
- Time limit of the permission
- Details of Affordable Housing
- Details of play/playing field
- Details of electric vehicle charging points
- Contaminated Land
- Lighting scheme to be submitted
- Time restrictions on construction and deliveries

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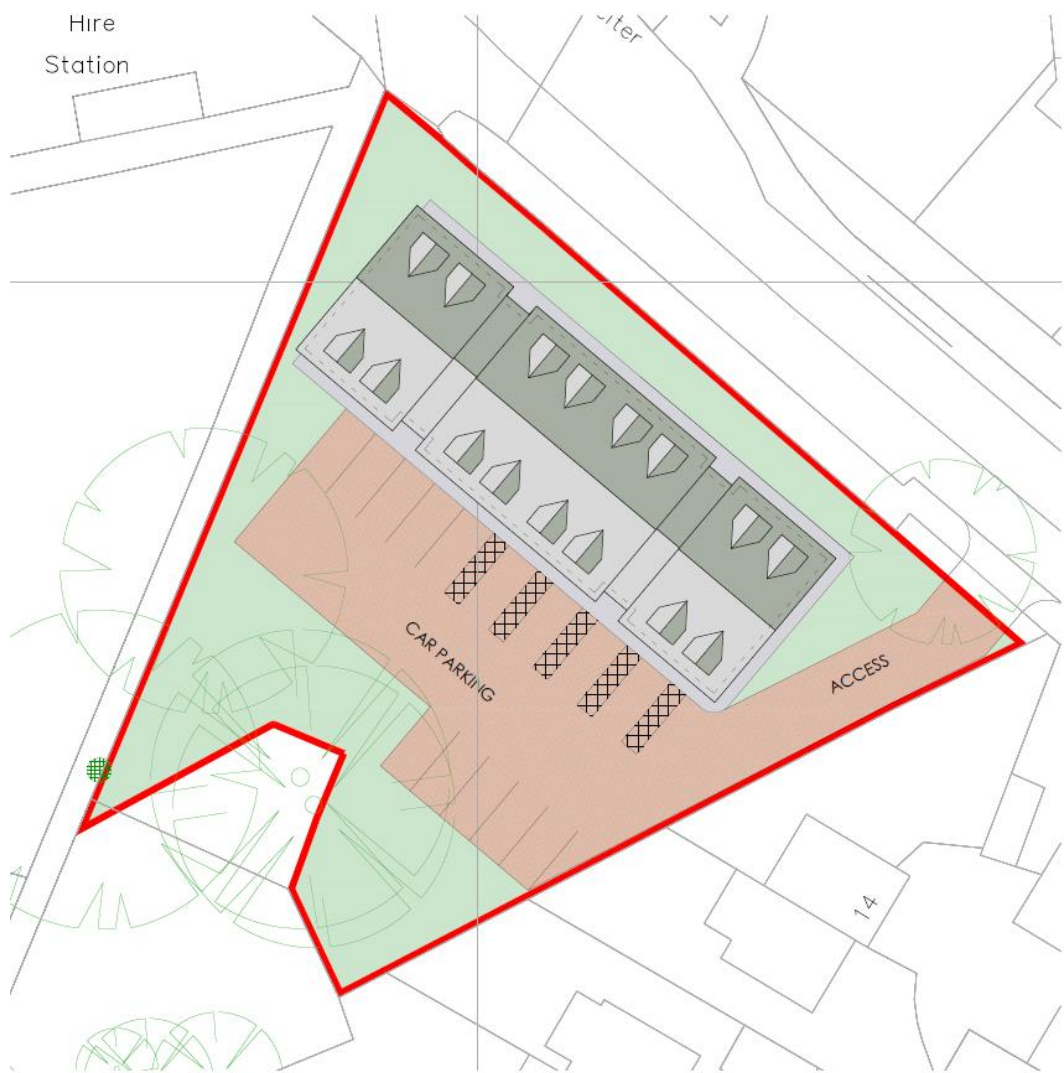


PLANNING ISSUE



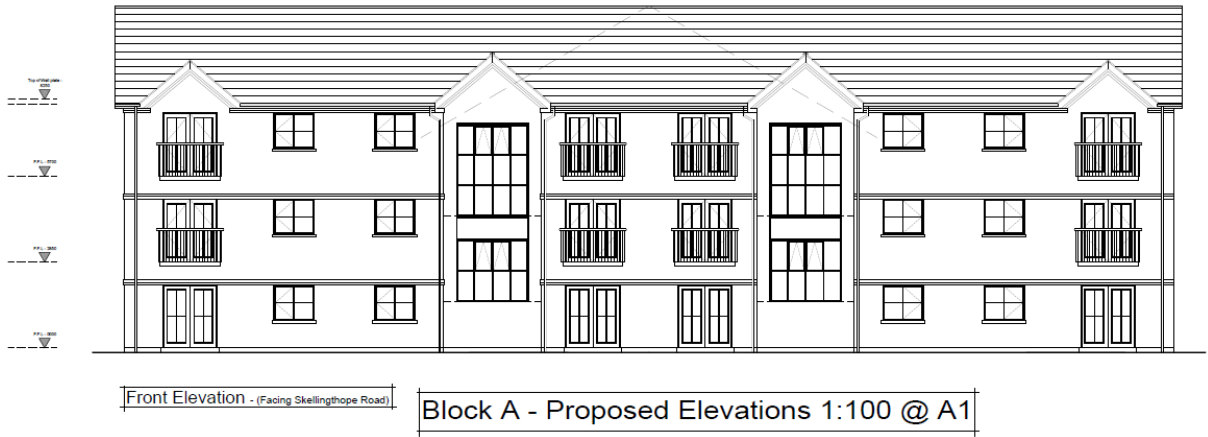
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Site Location Plan



Proposed Site Plan

Block Plan



Indicative design (superseded)



Revised Design (Front elevation)





Consultee Comments



Abigail Gilbert <abigail.gilbert@witham3idb.gov.uk>
2018/1008/OUT

Technical Team (City of Lincoln Cou

Upper Witham Extended Area – the board has no comments on this application.

Abi Gilbert

Technical and Operations Assistant

Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board

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LINCOLNSHIRE POLICE

POLICE HEADQUARTERS

PO Box 999

LINCOLN LN5 7PH

Fax: (01522) 558128

DDI: (01522) 558292

email

john.manuel@lincs.pnn.police.uk

Your Ref: App. 2018/1008/OUT

21st August 2018

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee

Lincoln, LN1 1DF

Re: 239-241 Skellingthorpe Road, Lincoln, Lincolnshire, LN6 0ET (No Object)

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the attached recommendations are implemented.

External Doors and Windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct

access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Under no circumstances should a trade person release button or similar uncontrolled access method be used.

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- Be of a robust construction (Federation Technical Specification 009 (TS009))
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturers specifications.
- Through wall mail delivery can be a suitable and secure method.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled

doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Designing Out Crime Officer

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/1008/OUT

With reference to this application dated 16 August 2018 relating to the following proposed development:

Address or location

239-241 Skellingthorpe Road, Lincoln, LN6 0ET

Date application referred by the LPA
21 August 2018

Type of application: Outline/Full/RM/
OUT

Description of development

Outline application for the demolition of the existing 3 retail units and upper floors at 239-241 Skellingthorpe Road and the erection of a residential development

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

NO OBS

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 is acceptable and accordingly, does not wish to object to this planning application.

Note - Access and Layout have not been considered at this stage.

Case Officer:
Emily Stevenson
for Warren Peppard
Flood Risk & Development Manager

Date: 30.08.18

Application Number:	2018/1007/FUL
Site Address:	Monson Arms, Skellingthorpe Road, Lincoln
Target Date:	16th November 2018
Agent Name:	Framework Architects
Applicant Name:	Mr Matthew Wilkinson
Proposal:	Demolition of the former Monson Arms public house to facilitate the erection of a 3-storey mixed use development comprising of 1no. convenience store, 2no. retail units of flexible use class A1, A2 and A5, and residential apartments above including 1no. studio apartment, 3no. one-bedroom apartments and 6no. two-bedroom apartments. Associated external works including hard and soft landscaping works, 43no. car parking spaces, service yard and bin store.

Background - Site Location and Description

The application site is located on the north side of Skellingthorpe Road within the Hartsholme Ward of the city. It is currently occupied by The Monson Arms, a two-storey former public house although the pub has been closed and the land fenced off for some time. The building itself is situated in the north-western side of the site with the remainder being hard surfaced forming the former parking area of the public house. The site has two existing accesses from Skellingthorpe Road. There are a number of trees located along the boundary with Skellingthorpe Road that are protected by virtue of a Tree Preservation Order, including an English Oak and Lime tree located between the two accesses into the site. Whilst the site is located within a predominantly residential area, the north eastern boundaries of the site abut the adjacent school.

The proposals are to demolish the public house and close up the south-west vehicular access point. A new building is proposed which would be positioned to the rear of the site at two storeys high with an additional floor within the roof space which would be served by dormer windows. The ground floor of the building would accommodate an A1 convenience store and 2 other units which would have a flexible A1, A2 and A5 use. On the floors above the shops there are 10 apartments proposed. 43 car parking spaces are also proposed.

The application has been submitted concurrently with an Outline application for a residential scheme at 239-241 Skellingthorpe Road (2018/1008/OUT). The site subject to the Outline application is currently occupied by a Co-op and some other shop units which would be demolished in order to accommodate the proposed residential scheme. A statement submitted with the application highlights that both of these sites are within the applicant's ownership and therefore essentially this application would be a replacement of the local centre that would be lost through the Outline scheme.

Councillor Hills has requested the application is brought before Planning Committee, in addition the application has received 3 objections from local residents.

Site History

Reference:	Description	Status	Decision Date:
2015/0078/F	Demolition of existing building and erection of a 3 storey 54 bed Care Home (C2) with associated landscaping and car parking.	Refused	26th June 2015

Case Officer Site Visit

Undertaken on 28th September 2018.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP6 Retail and Town Centres in Central Lincolnshire
- Policy LP9 Health and Wellbeing
- Policy LP10 Meeting Accommodation Needs
- Policy LP12 Infrastructure to Support Growth
- Policy LP13 Accessibility and Transport
- Policy LP15 Community Facilities
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- The Principle of the Development in Terms of Planning Policy
- Status of the Site as an Asset of Community Value
- Impact on Visual Amenity
- Impact on Residential Amenity
- Impact on Protected Trees
- Other Matters

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received

Anglian Water	No Response Received
Lincolnshire Police	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Vicky Allen	Comments Received
Lincoln Civic Trust	Comments Received

Public Consultation Responses

Name	Address
Mr David Lyon	28 Westwood Drive Lincoln Lincolnshire LN6 0HL
Mrs Regina Anderson	19 Hartsholme Drive Lincoln Lincolnshire LN6 0HF
Rebecca Warhurst	Flat At 241 Skellingthorpe Road Lincoln Lincolnshire LN6 0ET

Consideration

Correspondence has been received from 3 local residents on Skellingthorpe Road, Westwood Drive and Hartsholme Drive. In summary concerns are raised to the impact on the trees, traffic, the pub being an Asset of Community Value, interrupting views of the Cathedral, the lack of need for another Coop and increased anti-social behaviour.

The Principle of the Development in Terms of Planning Policy

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing and retail developments. Officers are therefore satisfied that the principle of the development is wholly appropriate in this location, particularly considering the nature of the previous use and that the site is within a predominantly residential.

Supporting the application would also be in accordance with CLLP Policy LP1 which states that there should be a presumption in favour of sustainable development and planning applications that accord with the policies in the Local Plan will be approved without delay. This presumption in favour of sustainable development reflects the key aim of the National Planning Policy Framework (NPPF).

In terms of the proposed use of new retail and office uses, Policy LP6 along with paragraph 86 of National Planning Policy Framework directs new retail uses to the City Centre or existing local centres. The development would not be located within a local centre. The existing local centre on Skellingthorpe Road is subject to a separate application for re-development and therefore the current scheme would essentially provide an enhanced replacement local centre provision. The Planning Statement submitted with the application states that it is not the intention to operate both centres at the same time nor would it be commercial beneficial to do so. It is considered that the application represents a relocation of an existing centre and therefore would not conflict with Policy LP6.

The requirements for developer contributions has been assessed and due to the nature of the proposed use the development is CIL liable due to the application proposing a convenience retail store although there is no requirement for Section 106 contributions relating to education, health, playing fields or play space.

Status of the Site as an Asset of Community Value

A previous application was refused for a care home on the site in 2015. The refusal reasons related to the impact on trees, the design of the care home and the impact on the existing pub from its loss as an Asset of Community Value. At the point of the previous application, the pub was still open and had not been advertised as a going concern. It was therefore concluded that the potential harm caused to the local community by the loss of the public house and its social functions within the community had not satisfactorily been proven to be outweighed by the need or other benefits associated with the proposed development.

The pub was placed on the register of Asset's of Community Value (ACV) on 27th March 2015 and will remain on the register until 26th March 2020. The ACV status is still a material planning consideration, however, the ACV process allows a period of 6 weeks for the community to come forward with a bid for the Public House. The ACV Register confirms that no bids were received and the owner was therefore free to dispose of the Monson Arms on 6th April 2016. The pub was sold to the current applicant in May 2017. Given the proposal would not result in the loss of an existing facility, it is considered the proposal would not contravene Policy LP15 of the CLLP.

Although the building will remain on the register until 26 March 2020, it is considered that much less weight can be afforded to the ACV designation than with the previous application in 2015. Circumstances have now changed as the site has been sold and it is clear that the pub has remained closed for some time. Furthermore, no bid from the community was received in order to continue the use of the pub. There are no provisions within the Localism Act to insist that a landowner keep a public house trading or fulfil the community function it may have provided in the past.

Impact on Visual Amenity

The new building would be positioned to the rear of the site and centrally located, unlike the previous building which was positioned towards the neighbouring property No. 254 Skellingthorpe Road. An existing vehicular access would be utilised into the site with the other existing access to the west of the site would be stopped up. The remaining site area would be utilised for parking for the residential units and visitor parking for the shops. A service yard would also be included adjacent to the building for deliveries.

The design of the building has incorporated a steep sloping hipped roof, a projecting porch element with entrance into the convenience store, dormer windows with the use of render and red brick. The design of the building has incorporated elements, which are characteristic within the Swanpool Conservation Area. Whilst the building would sit higher than the existing Monson Arms building, it is considered that the site could accommodate the three storey building comfortably and the siting, mass and scale of the proposal would have an acceptable relationship with the street and surrounding area.

With regard to landscaping, there would be strips of planting beds on either side boundaries of site, whilst the planting bed on the boundary adjacent to No. 254 would also incorporate some tree planting. This will help separate the car parking from the rear garden of the neighbouring property.

A representation has been made raising concerns regarding the height of the building which has the potential to interrupt views of the Cathedral. Whilst the loss of a specific view is not a material planning consideration, I do not consider that long views of the Cathedral would be lost given the scale of the development proposed.

The application would be in accordance with LP26 of the Central Lincolnshire Local Plan and paragraph 130 of the National Planning Policy Framework which requires development to take advantage of opportunities to improve the character and quality of an area, the new building and landscaping represents a significant improvement in terms of the visual amenity of the area.

Impact on Residential Amenity

The highest part of the proposed building would be approximately 3.5 metres higher than the existing building, however, the main side elevation of the proposed building would be positioned 13.9 metres from the side boundary with the nearest neighbouring property No. 254 Skellingthorpe Road. There would be a bin store adjacent to the boundary with this neighbouring property although this would be single storey and would be hidden from the neighbouring property by the existing boundary fence which would be retained. The occupier of No. 254 has not made comments on the application. It is considered that there is sufficient separation from the proposal and the neighbouring property to ensure that the proposal would not appear unduly overbearing or result in an unacceptable degree of loss of light or have a significant impact through overlooking.

The City Council's Pollution Control Officer has recommended conditions regarding hours of construction and deliveries associated with construction, given the proximity to neighbouring properties and the amount of demolition required before development starts, times are restricted to minimise the noise and disturbance to neighbouring residential properties. Further conditions are also proposed in order to protect residential amenity including, external lighting, a noise assessment for external plant as well as submission of

fume extraction prior to an A5 use commencing at the development to ensure that these issues are dealt with appropriately.

It is therefore considered that the development is appropriate and the level of amenity for both neighbouring and future residents is acceptable, in accordance with requirements of Policy LP26.

Access, Parking and Highways

The application has been accompanied by a Transport Statement that has been considered by the Highway Authority. The parking arrangements on the site include 32 spaces for the shops and 11 spaces for the residential units. The site will be accessed by a single point and turning space is afforded within the parking area in order to leave the site in a forward gear. A cycle stand is also provided for visitors. The Transport Statement shows swept path analysis' demonstrating that service deliveries would be able to enter the site and access the service yard and turn around within the site. The Highway Authority have raised no objections in terms of traffic capacity or highway safety subject to a condition for the submission of details of the stopping up of one of the existing access points.

Taking account of the advice from Lincolnshire County Council, it is considered that the development would be in accordance with Policy LP13 of the Central Lincolnshire Local Plan.

Impact on Protected Trees

An Arboricultural Survey has been submitted as part of the application process, following concerns from the City Council's Arboricultural Officer with regard to the protected trees on the front boundary of the site. There are five trees within the grassed area to the front of the site which are subject to Tree Preservation Orders. Whilst the new building would be positioned to the rear of the site and therefore unlikely to encounter any major tree roots, there was concern originally regarding the proposed removal of the existing car parking surface and kerbs in order to replace the surfacing with new tarmac and how this might impact on the roots of the protected trees. Following these concerns the surfacing arrangements for the parking areas have been amended in line with the Arboricultural report which establishes root protection areas around the trees and confirms that within the bulk of these protection areas, the existing surfacing will remain insitu and a top coat applied. The survey also identifies a tree within the site as dead which would be removed along with 2 other trees within the site, although these are not protected. The survey also recommends a crown lift of the 4 protected trees to the front on the northern side in order to allow vehicle movements within the car park.

The City Council's Arboricultural Officer considers that the assessment of the trees is thorough and complete and considers the tree protection measures to be appropriate and adequate. It is therefore concluded that the development has been considered in relation to the impact on the protected trees within the site and subject to conditions relating the tree survey recommendations, the application is in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

Other Matters

Drainage

The application is accompanied by a Drainage Scheme showing that surface water will be dealt with by infiltration into soakaways. The scheme incorporates calculations to show that in a 1 in 30 year +20% event all water would be contained within the designed system and up to and including a 1 in 100yr + 20% no off site-flooding occurs.

The LCC in their capacity as Lead Local Flood Authority has raised no objections in respect of surface water drainage although given the on-site drainage elements would not be adopted by LCC the calculations have also been checked by Building Control.

There has also been no objections raised by Anglian Water or the Upper Witham Drainage Board.

Contaminated Land

A Site Investigation Report has been submitted with the application in relation to Contaminated Land. These have been considered by the City Council's Scientific Officer who has advised that the site investigation work and a period of gas monitoring has concluded that no remedial measures are required. It is therefore recommended that no further information is required with regard to contaminated land albeit a condition is recommended in respect of any unexpected contamination.

Air Quality and Sustainable Transport

The City Council's Pollution Control Officer has advised that, whilst it is acknowledged that the proposed development, when considered in isolation, may not have a significant impact on air quality, the numerous minor and medium scale developments within the city will have a significant cumulative impact if reasonable mitigation measures are not adopted. It therefore recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development in line with the recommendations of paragraph 110 of the NPPF and CLLP Policy LP13. This matter will accordingly be conditioned on any grant of consent.

Archaeology

A desk based assessment has been submitted with the application with regard to the potential for archaeological deposits on the site. The City Council's Archaeologist has confirmed that there is no reason to impose further archaeological conditions on the consent given the likely development would already have caused to any potential deposits.

Bin Storage

The City Council's Community Contracts Officer has raised no objections to the application and has provided information regarding communal bin requirements, which have been forwarded to the agent.

Application Negotiated either at Pre-Application or During Process of Application

Yes.

Financial Implications

None.

Legal Implications

None.

Conclusion

The principle of the use of the site is considered to be acceptable and the development would relate well to the site and surroundings in relation to siting, height, scale, massing and design. The proposals would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. Tree protection measures are considered acceptable and technical matters relating to highways, contamination and drainage are to the satisfaction of relevant consultees. The proposals would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP6, LP9, LP10, LP12, LP13, LP15 and LP26, as well as guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

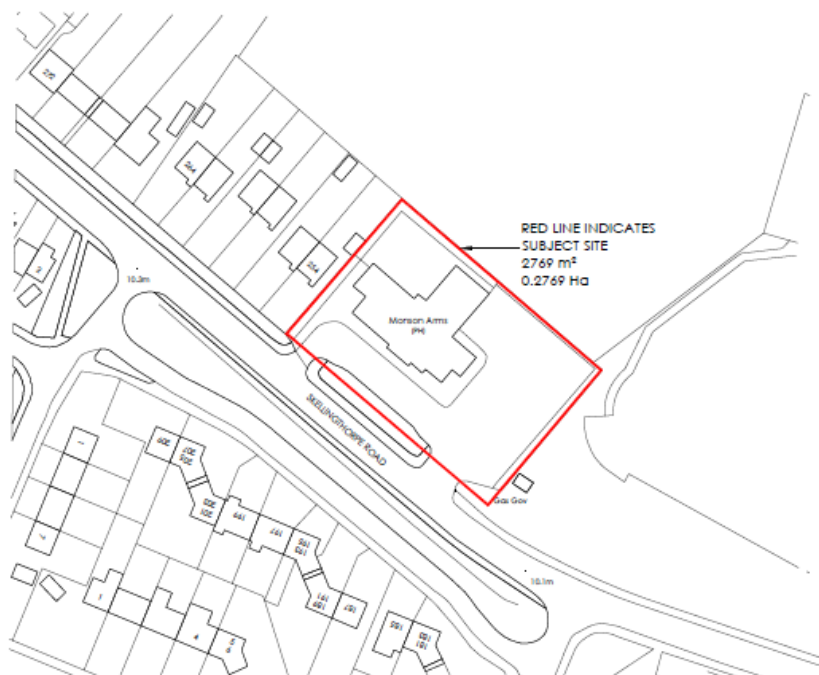
Recommendation

That the application is Granted Conditionally

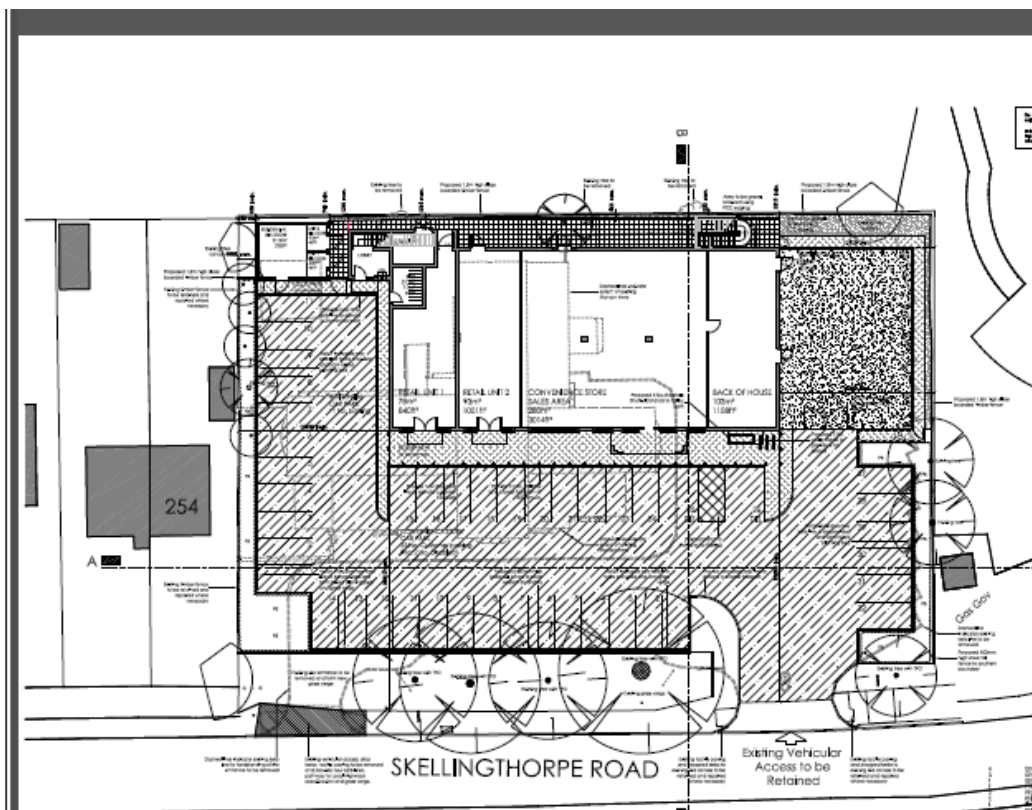
Proposed Conditions

- Time limit of the permission
- Development in accordance with the approved plans
- Samples of materials to be submitted
- Details of electric vehicle charging points
- Noise impact assessment in relation to the external plant
- Lighting scheme to be submitted
- Fume extraction for any A5 use
- Details of stopping up of access
- Construction proceed in accordance with Arboricultural recommendations in terms of tree protection
- Development to proceed in accordance with the surface water calculations
- Reporting of unexpected contamination
- Time restrictions on commercial deliveries, waste collection and construction

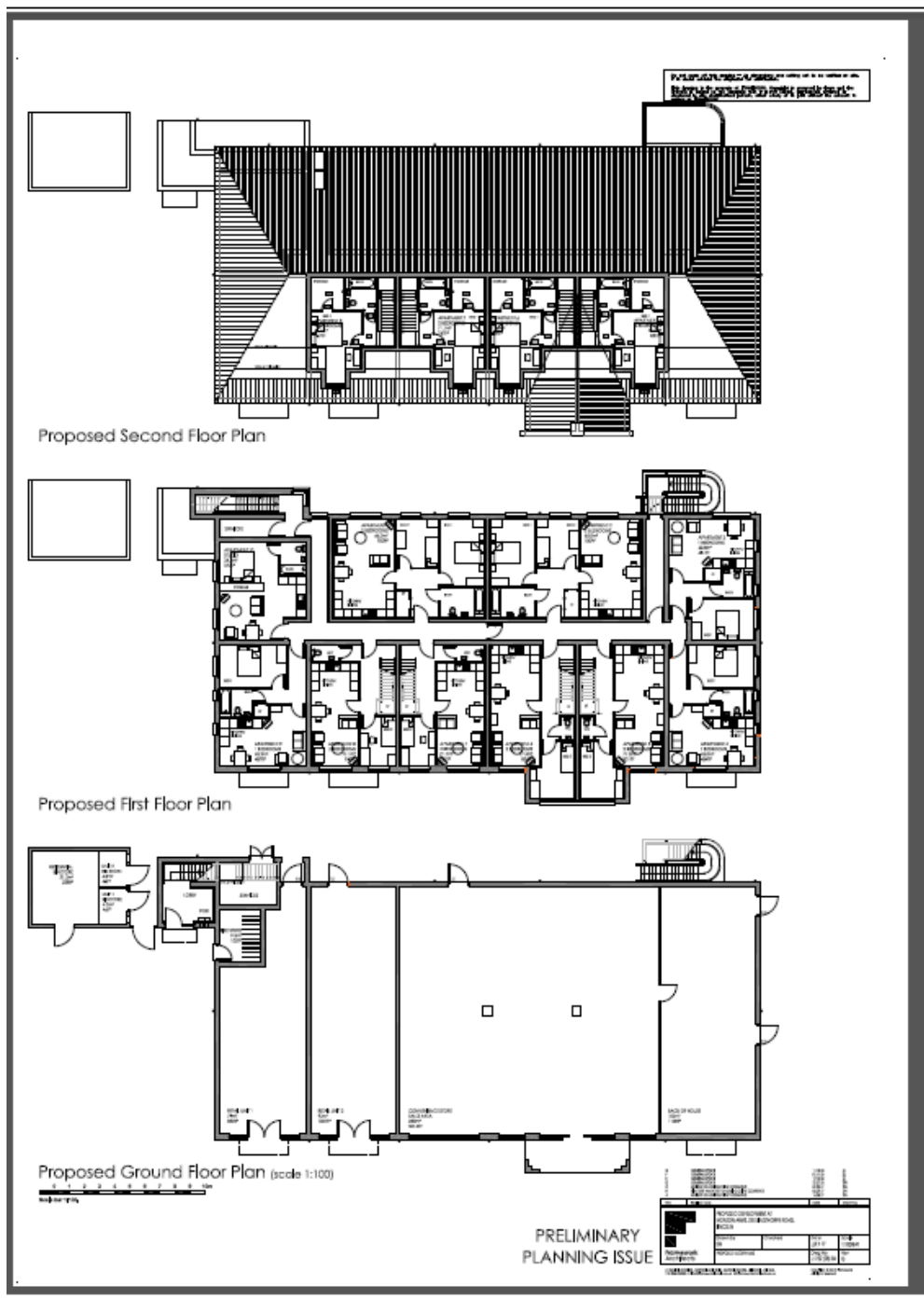
Monson Arms Plans and Photographs



Site Location Plan



Site Layout



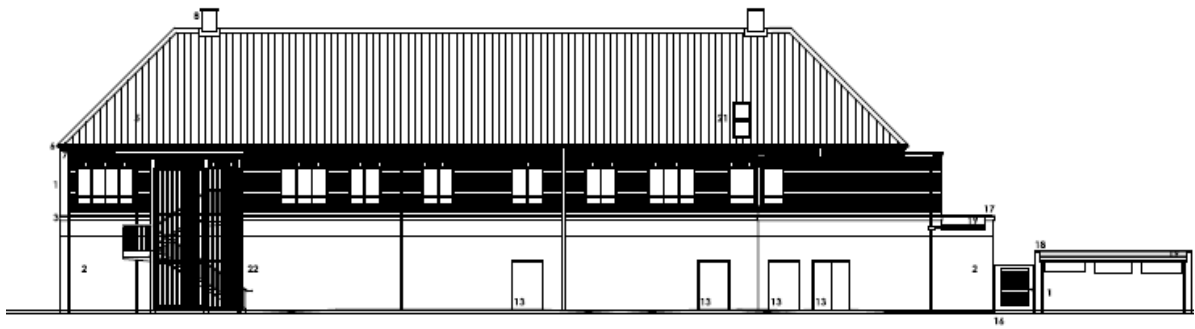
Floor plans



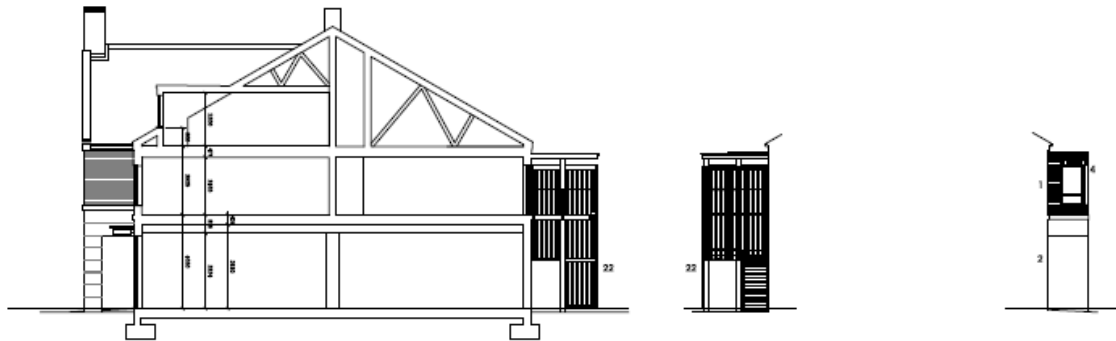
Colour Elevations



Front Elevation



Rear Elevation





Side Elevation



Side Elevation

Materials Schedule

- | | |
|-------------|--|
| 1. Wall | - Facing Brickwork, colour red multi |
| 2. Wall | - Render, colour White Ochre |
| 3. Artstone | - Reconstituted artstone string course |

Elevations







Monson Arms Comments

Lincoln Civic Trust

Comment Date: Tue 18 Sep 2018

No Objection

COMMENTS: As with previous applications for development in this area of Skellingthorpe Road, we would once again register our concerns over the transport infrastructure as Skellingthorpe Road is a main artery for access into the City and given the proximity of the Priory Academy, the surrounding residential estates, the limitation of the existing road structure and the railway crossing, this development will inevitably add to the level of congestion. When including the prospect of the Western Growth Corridor proposals and the proposed increase in the rail traffic, some serious considerations must be given to the future transportation requirements in this area if total gridlock is to be avoided.

Environment & Economy

Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2018/1007/FUL

With reference to this application dated 16 August 2018 relating to the following proposed development:

Address or location

Monson Arms, Skellingthorpe Road, Lincoln, LN6 0ER

Date application referred by the LPA
21 August 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Demolition of the former Monson Arms public house to facilitate the erection of a 3-storey mixed use development comprising of 1no. convenience store, 2no. retail units of flexible use class A1, A2 and A5, and residential apartments above including 1no. studio apartment, 3no. one-bedroom apartments and 6no. two-bedroom apartments. Associated external works including hard and soft landscaping works, 43no. car parking spaces, service yard and bin store

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

HI03

The permitted development requires the formation of a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. For further information, please telephone 01522 782070.

01522 782070 to discuss any proposed statutory utility connections 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.

HP12

Within seven days of the new access being brought into use, the existing access onto Skellingthorpe Road (Northwest access) shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

To reduce to a minimum, the number of individual access points to the development, in the interests of road safety.

HP33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to the calculated Q_{bar} run off rate where applicable;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

Case Officer:
John Clifton
for Warren Peppard
Flood Risk & Development Manager

Date: 27/09/2018



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2018/1007/FUL

28th August 2018

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Re: Monson Arms Skellingthorpe Road, Lincoln, Lincolnshire, LN6 0ER

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objection to this application.

External Doors and Windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Please do not hesitate to contact me should you need further information or clarification.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

Mrs Regina Anderson 19 Hartsholme Drive Lincoln Lincolnshire LN6 0HF (Neutral)

Comment submitted date: Thu 30 Aug 2018

I don't object the plans for the future of the Monsoon Arms as such. I am however concerned about the future of the trees that currently stand in front of the pub, particularly the massive oak Tree. I spoke to a tree surveyor recently who was surveying trees along Skellingthorpe Road for the council and in his opinion the oak has nearly reached veteran status. The tree is very impressive and I am deeply concerned that the planned development will negatively impact the future of the tree.

Mr David Lyon 28 Westwood Drive Lincoln Lincolnshire LN6 0HL (Objects)

Comment submitted date: Tue 21 Aug 2018

The previous application for this site was I believe refused on the grounds of the amount of traffic that it would generate onto Skellingthorpe Rd, Surely a Coop will generate similar amounts of traffic onto Skellingthorpe Rd on a bend that is quiet often blocked with traffic jams, I can see some accidents happening there.

Is the ACV on this building still valid, as far as I am aware the former owners have never offered the building to the community so in my book is still valid.

Rebecca Warhurst Flat At 241 Skellingthorpe Road Lincoln Lincolnshire LN6 0ET (Objects)

Comment submitted date: Tue 14 Aug 2018

Good afternoon Sirs, I'd like to lodge my comments about the proposals in the Lincolnite today regarding the building of a new co-op and flats on the site of the old Monson Arms on Skellingthorpe Road.

- 1) I believe to house a shop and 10 flats that this building would be taller than the current one and would interrupt the views of the Cathedral.
- 2) The traffic on this road is very busy, not only at rush hour but at evenings and weekends too. This is due to the railway crossing, the new houses near the railway and the school sports facilities being open in the evenings and at weekends. All of these are on the same side of the road as the proposed development. I believe that this development would add to the traffic problems already encountered in this area.
- 3) There are is a brand new co-op at the Rookery Lane/Skellingthorpe road junction and a recently developed one at Birchwood, is there a need for another large co-op in the area?
- 4) The building of a larger co-op and new shop units could adversely affect the locally owned businesses, for example the fish and chip shop next to the current co-op and the shops in the centre of the Hartsholme housing estate.
- 5) It could become a focal point for youths to meet and then could be prone to anti-social behaviour.

I hope you are able to take these comments into account when considering the outline planning permission request.

Kind regards, Mrs Rebecca Warhurst

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Application Number:	2018/1314/FUL
Site Address:	Land At Woodstock Street, Lincoln, LN1 1PT
Target Date:	9th January 2019
Agent Name:	Heronswood Design Ltd
Applicant Name:	Mr Duncan Davison
Proposal:	Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking (Revised Description)

Background - Site Location and Description

The proposed site is located to the south of Woodstock Street. St Faiths Infant School is located to the west with Moor Street running in a north/south direction to the east. The site is currently occupied by a number of garage buildings of differing heights and sizes.

Permission is sought to erect 8no. three-storey dwelling houses with associated off street car parking. The properties would have three bedrooms with kitchen and living facilities on the ground floor.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 18th December 2018.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan Policy LP26: Design and Amenity

Issues

- Policy Context
- Visual Amenity and Design
- Residential Amenity and Impact on Neighbours
- Highways
- Bins

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

West End Residents Association	No Response Received
County Council Planning	No Response Received
Kevin Kendall	No Response Received
Lincolnshire Police	Comments Received
Guy Hird	Comments Received
Ms Catherine Waby	Comments Received

Public Consultation Responses

Name	Address
K W Grieveson	32 Woodstock Street Lincoln LN1 1PT
Miss Patricia Storey	30 Woodstock Street Lincoln LN1 1PT
G Glover	28 Woodstock Street Lincoln LN1 1PT
Mr P Skinning	24 Woodstock Street Lincoln LN1 1PT
Mark Panton	20 Woodstock Street Lincoln LN1 1PT
Wendy Bayes	18 Woodstock Street Lincoln LN1 1PT
Tony Haigh	10 Woodstock Street Lincoln LN1 1PT
Anon	18 Drake Street Lincoln LN1 1PP
Mr William Pounder	36 Drake Street Lincoln LN1 1PP
Mr Richard Smith	20 Drake Street Lincoln LN1 1PP

Name	Address
K W Grieveson	32 Woodstock Street Lincoln LN1 1PT
Miss Patricia Storey	30 Woodstock Street Lincoln LN1 1PT
G Glover	28 Woodstock Street Lincoln LN1 1PT
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Mark Panton	20 Woodstock Street Lincoln LN1 1PT
Wendy Bayes	18 Woodstock Street Lincoln LN1 1PT
Tony Haigh	10 Woodstock Street Lincoln LN1 1PT
Anon	18 Drake Street Lincoln LN1 1PP
Mr William Pounder	36 Drake Street Lincoln LN1 1PP
Mr Richard Smith	20 Drake Street Lincoln LN1 1PP
Mr William Hall	7 Woodstock Street Lincoln LN1 1PT

Consideration

Policy Context

The most relevant policy for consideration is Policy LP26: Design and Amenity of the Central Lincolnshire Local Plan. All development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development proposals will be assessed against relevant design and amenity criteria. Those relevant to this application are listed below:

Design Principles

All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:

- Make effective and efficient use of land;
- Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability.

Amenity Considerations

The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- Compatibility with neighbouring land uses;
- Overlooking;
- Loss of light;
- Adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste;
- Creation of safe environments.

A number of objections have been received to the application. The areas of concern relate to:

- Scale and height of the buildings
- Appearance
- Overlooking
- Loss of light

Visual Amenity and Design

Whilst the site is located in the west end of Lincoln which is a predominantly residential area, Woodstock Street is made up of a number of different uses and differing house styles. The site is currently made up of a series of garages and outbuildings and there are newer housing developments on the opposite side of Woodstock Street which has a three storey element and there are also examples of newer two storey developments to the east.

The properties would be three storey in height with the third floor in the roof space. It is proposed to construct the properties from a red facing brick with grey upvc windows and rainwater goods. Red brick is a traditional material for much of Lincoln and is considered to be appropriate in this location.

A number of objections have been received with concerns about the appearance of the building and the height of the proposal being three storey rather than the traditional two

storey of the surrounding terrace streets. This issue was raised with the applicants and they have reduced the overall height of the building by 1metre. When looking at the submitted street scene elevations it can be seen that the difference in height is minimal and it is considered that the height of the building would assimilate into the street without having a detrimental impact on visual amenity.

Residential Amenity and Impact on Neighbours

Overlooking to the properties on the opposite side of Woodstock Street has been raised as an issue by local residents. The separation between the properties on Woodstock Street is standard for a residential street and is the same relationship found elsewhere on the street. Again, the distances to the properties to the rear on Drake Street have the same relationship as elsewhere in the west end where terrace streets run back to back. It is not considered that the proposed properties would create an unreasonable relationship, whilst higher than the existing garage on site it is considered that a residential use in this location is acceptable.

Highways

The Highways Authority have raised no objections to the proposed development but have requested a number of conditions should the application be approved.

The application includes 8 car parking spaces, one per dwelling. It is considered beneficial for the development to have dedicated off road parking spaces, especially given existing pressure on on-street parking in the west end of Lincoln.

Bins

Each property would have its own set of bins which would be presented to the street on bin collection day. Each property has access from the rear of the property, via a footpath, to be able to present bins to the street whilst storing them to the rear.

Contaminated Land

Due to past uses on the site there is the potential for contamination to be present. It is therefore recommended that conditions be attached to ensure that an investigation and risk assessment is submitted prior to the commencement of development.

Air Quality and Sustainable Transport

Whilst it is acknowledged that the proposed development, when considered in isolation, is unlikely to have any significant impact on air quality, the numerous minor and medium scale developments within the city would have a significant cumulative impact if reasonable mitigation measures are not adopted.

The NPPF seeks to promote and enable sustainable transport choices and, in doing so, aims to protect and enhance air quality. Paragraph 110 of the revised NPPF states "...applications for development...should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations"

It is noted that this proposed development would include off street parking spaces and, therefore, it is recommended that the applicant be required to incorporate appropriate

electric vehicle recharge points into the development in line with the recommendations of paragraph 110 of the NPPF. This could be secured by condition.

Construction/Demolition Impacts

Due to the close proximity of the proposed development to neighbouring sensitive uses, there is potential for problems due to noise, vibration and dust during the demolition/construction phase unless adequate control measures are put in place. Therefore it is recommended that the hours of construction are controlled between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays.

S106 Agreement

The applicants have been required to enter into a S106 agreement restricting the occupation of the properties by students. This is applied to all properties in the west end to address the current imbalance of the local population.

Conclusion

It is considered that the development of this site for residential properties would be appropriate and in keeping with neighbouring uses. The proposed height of the dwellings has been reduced to address the concerns of neighbours and as such it is considered that the proposed design is also appropriate and would have no adverse impact on neighbours to the site in accordance with local plan policy LP26.

Application Negotiated either at Pre-Application or During Process of Application

Negotiations during the application process to reduce the height of the roof.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Conditions

- Within 3 years

- In accordance with the plans
- Hours of construction
- Electric vehicle charge points
- Highways
- Contaminated land

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Plans

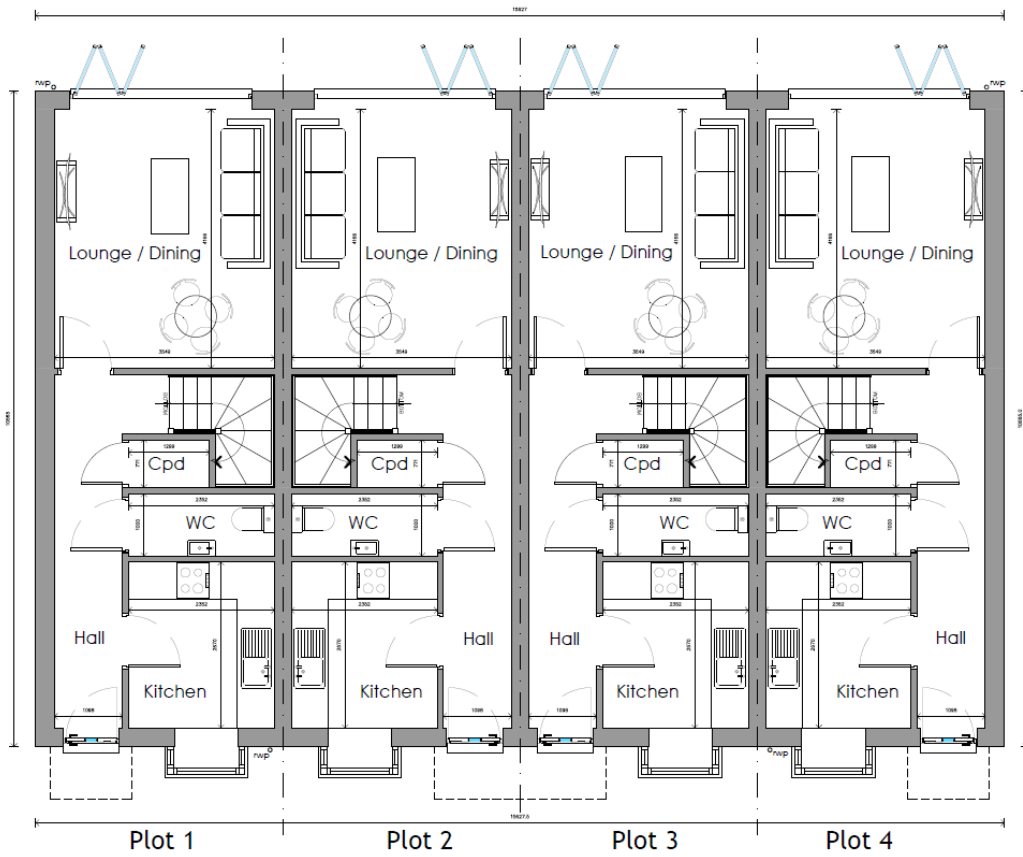
Site Location Plan



Block Plan



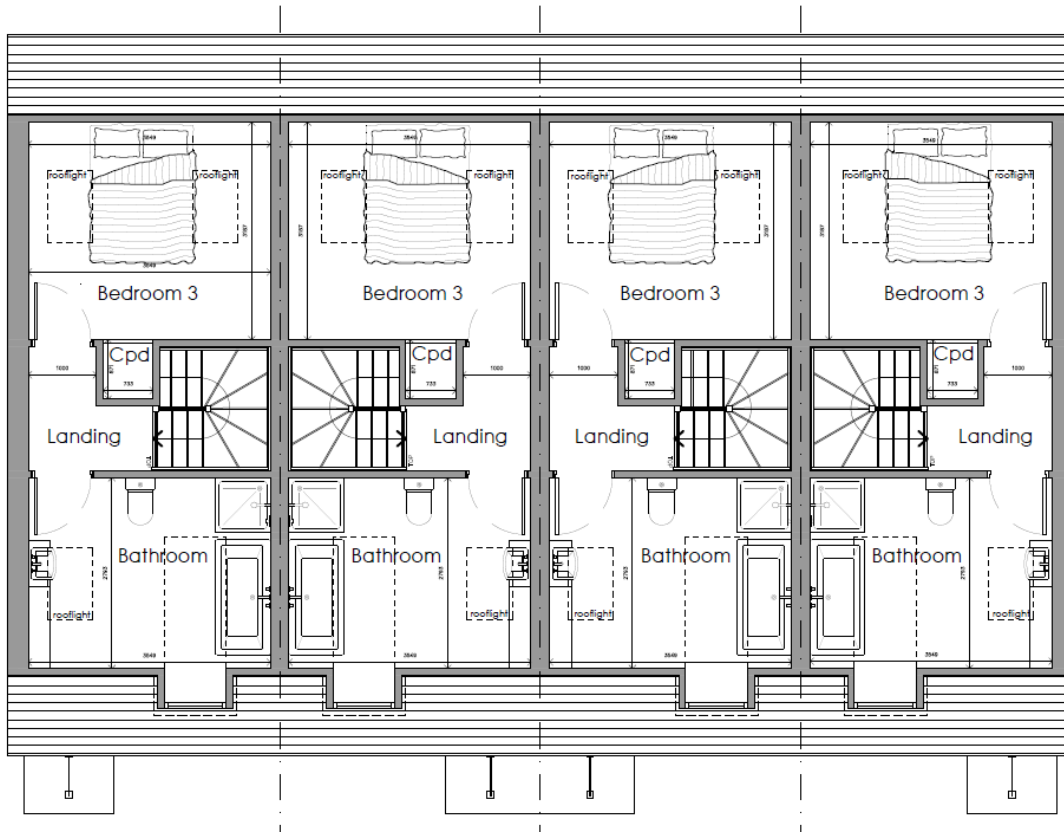
Floor Plans
Ground Floor



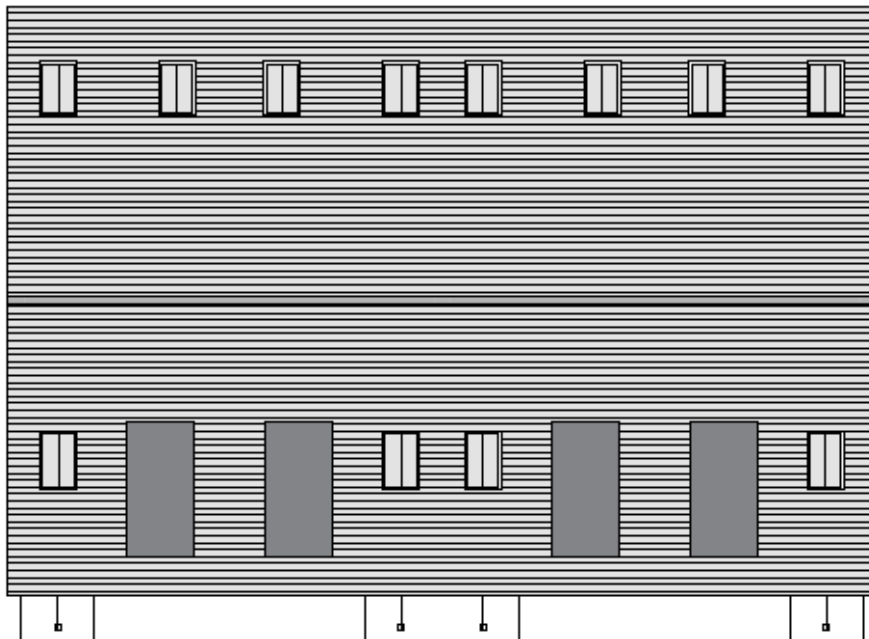
First floor



Second Floor



Roof Plan

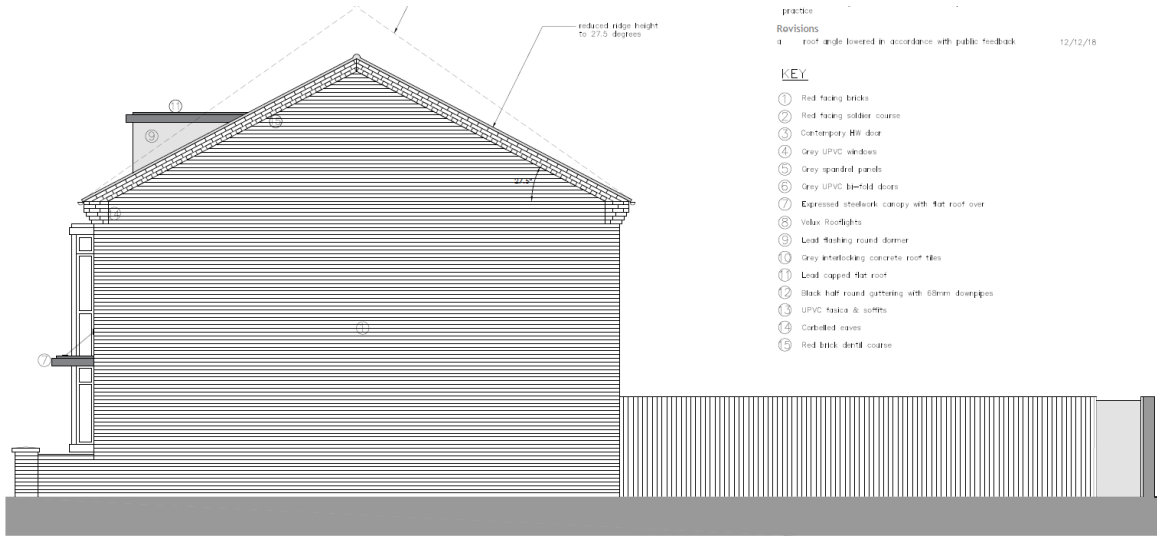


Elevations (black and white & colour)

North East Elevation



North West Elevation



practice
 Revisions
 a roof angle lowered in accordance with public feedback 12/12/18

- KEY**
- ① Red facing bricks
 - ② Red facing soldier course
 - ③ Contemporary HW door
 - ④ Grey UPVC windows
 - ⑤ Grey spandrel panels
 - ⑥ Grey UPVC bi-fold doors
 - ⑦ Expressed steelwork canopy with flat roof over
 - ⑧ Velux Rooflights
 - ⑨ Lead flashing round dormer
 - ⑩ Grey interlocking concrete roof tiles
 - ⑪ Lead capped flat roof
 - ⑫ Black half round guttering with 68mm downpipes
 - ⑬ UPVC fascia & soffits
 - ⑭ Corbelled eaves
 - ⑮ Red brick dentil course



practice
 Revisions
 a roof angle lowered in accordance with public feedback 12/12/18

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 - ⑭ Corbelled eaves
 - ⑮ Red brick dentil course

South East Elevation



Street scene



Photos











LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558118
email
john.manuel@lincs.pnn.police.uk

Your Ref: 2018/1314/FUL

19th November 2018

Our Ref:

Development Team
City Hall, Beaumont Fee,
Lincoln, LN1 1DF

Re – Land at Woodstock Street, Lincoln, LN1 1PT

Thank you for your correspondence and the opportunity to comment on the proposed scheme.

Lincolnshire Police do not have any objections to this development

External Doors and Windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Door Chains and viewers

A door chain must be installed on the door set that the occupier would expect to be the main entry (front) door. A door viewer must also be fitted between 1200 mm and 1500 mm from the bottom of the door (not required if the door set is installed with clear glazing or adjacent windows provide a clear view of the front door entrance).

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Intruder Alarm

Where an intruder alarm is installed it should be complaint and meet the standards of BSEN 50131. It is recommended that any alarms system is provided and installed by a police approved company registered with the National Security Inspectorate (NSI) or the Security Systems & Alarms Inspection Board (SSAIB). It is also important that residents are clearly instructed in its use.

Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Inclusive to the application should be strict management conditions that ensure the maintenance of and general good management of the estate additional to established security of the properties.

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance. I would recommend that these spaces are defined clearly by low level (carefully considered) planting of limited growth height and maintenance shrubbery (maximum growth height of 1m).

It is strongly advised that if there are any rear access (service) alleyways incorporated, they must be gated at their entrances. The gates must not be easy to climb over or easily removed from their hinges and they must have a key operated lock. By Design – Better Places to Live (Companion Guide to Planning Policy Statement 3) page 46 states:

“Rear servicing can undermine the security of dwellings by allowing strangers access to the rear of dwellings.”

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCFR Dip Bus.
Force Designing Out Crime Officer

Comments for Planning Application 2018/1314/FUL Application Summary

Application Number: 2018/1314/FUL

Address: Land At Woodstock Street Lincoln LN1 1PT

Proposal: Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking (Revised description)

Case Officer: Lana Meddings

Customer Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: OBJECTION. We note from the plans that the building will be three storeys whereas the other buildings in the area are only two-storey. The building opposite is two thirds two-storey and one third 3-storey. Whilst we appreciate that the third storey is an in-roof development, the overall building is taller than all the other structures in the area. We also note that the houses are to be three bedroom and yet there is only an allowance of one car park space per dwelling which we considered to be inadequate given the limited amount of on-street parking available.

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/1314/FUL

With reference to this application dated 13 November 2018 relating to the following proposed development:

Address or location

Land at Woodstock Street, Lincoln, LN1 1PT

Date application referred by the LPA
15 November 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking and bin storage

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

HI03

The permitted development requires the formation of a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. For further information, please telephone 01522 782070. Please note that the construction of the vehicular access may affect the existing Traffic Regulation Order in the form of double yellow lines on Woodstock Street which may require amendment.

HI04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

HI08

01522 782070 to discuss any proposed statutory utility connections 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.

HP00

Within seven days of the new access being brought into use, the existing dropped access along the frontage of the proposed development shall be permanently closed and returned to footway construction with full height kerbs in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To remove vehicle access points in the public highway that are not required and no longer serve their intended use.

Case Officer:

Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 10 December 2018

UD-4404-2018-PLN

Dear Sir/Madam

REFERENCE: 2018/1314/FUL

DEVELOPMENT: DEMOLITION OF EXISTING BUILDINGS TO FACILITATE THE ERECTION OF 8NO. THREE-STOREY DWELLINGHOUSES. ASSOCIATED EXTERNAL WORKS INCLUDING CAR PARKING AND BIN STORAGE

LOCATION: LAND AT WOODSTOCK STREET, LINCOLN, LN1 1PT

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

Comment and information to Lincolnshire CC Highway SUDs Support

Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept the additional Surface Water.

Regards

Guy Hird

Engineering Services Officer

Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board
J1 The Point,
Weaver Road,
LINCOLN,
LN6 3QN.
01522 697123

Neighbour Responses

Comments for Planning Application 2018/1314/FUL

Application Summary

Application Number: 2018/1314/FUL

Address: Land At Woodstock Street Lincoln LN1 1PT

Proposal: Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking and bin storage

Case Officer: null

Customer Details

Name: Mr William Pounder

Address: 36 Drake Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment: It will be nice to have the land repurposed and renovated, however I do not want the high, 3 story building looking into my garden/windows and invading my privacy. I hope this is taken into account when the building is constructed.

Comments for Planning Application 2018/1314/FUL

Application Summary

Application Number: 2018/1314/FUL

Address: Land At Woodstock Street Lincoln LN1 1PT

Proposal: Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking (Revised Description)

Case Officer: Lana Meddings

Customer Details

Name: Mr William Hall

Address: 7 Woodstock Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment: As the owners of the house immediately next to the proposed development we have several concerns. The passageway between our house and the garage/proposed development is regularly used and maintained by ourselves. Presumably the demolition and construction cannot help but cause significant mess and possibly damage. Furthermore it is currently secured by a gate attached to our building. We expect some disruption naturally but is there an intention to ensure the passageway (including the path and our fence) is returned to good order after the works and repaired as necessary?

The proximity of the new buildings and the fact they are significantly taller and closer to the road than the current ones is extremely likely to significantly reduce the natural light our bathroom window on that wall receives.

We are very concerned about the potential for a lot of extra cars on the street. With parking on the street already proving difficult on a regular basis, should some or all of the new houses want to have more than one vehicle, our lives would be significantly impacted.

For whatever reason, it seems Woodstock Street missed out on the resurfacing works of a few years ago and now the entrance to the street particularly is suffering. The commercial traffic to the existing garages has presumably lead to this but the extra heavy traffic required for demolition and construction can only make the situation worse. Is there a commitment to repair the road surface as necessary?

In conclusion, we presently object but fewer new houses in this development would alleviate some of the parking and light concerns, allowing for more space and less tall construction. Furthermore, more communication regarding the impact and intended future state of the street would be greatly appreciated.



Wendy Bayes
18 Woodstock St.
Lincoln LN1 1PE

Regard to your letter about planning at land in Woodstock St. I strongly oppose this for many reasons, it is a small narrow road and building machines ect will greatly disrupt getting in and out. As you know we have many students around they can be loud and most of us have been awaken. You say they will be parking but we know it will overspill onto the road, we do not want any more noise and congestion and cars coming and going late at night. But most of all we will be very much overlooked, I dont think the plans are acceptable at all. Hope you think long and hard a lot more.

Not a happy
Wendy Bayes.

**Comments for Planning Application 2018/1314/FUL
Application Summary**

Application Number: 2018/1314/FUL

Address: Land At Woodstock Street Lincoln LN1 1PT

Proposal: Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking (Revised Description)

Case Officer: Lana Meddings

Customer Details

Name: Mr Richard Smith

Address: 20 Drake Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment:Reasons for objection

Overlooking.

I have only one window that I am not overlooked and remains private, all the other windows at my property are overlooked. The negative effect of eight three storey buildings will mean that I am overlooked from all directions and will lose the last bit of privacy that I have. Given both the internal layout and the rear windows of my property the occupiers of the proposed development will have full view of the entire internal length of my property.

Scale and height.

The other issue I have is the scale of height of the proposed development in relation to other properties in the area.

May i thank the Local Planning Authority for considering my views.

Directorate of Communities
& Environment
Simon Walters MBA,ACIS,MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL

Dear Sir,

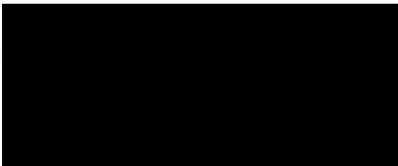
We are objecting to this planning application for the following reasons:

- **Scale and height**
- **Appearance**
All the dwelling houses and flats in the surrounding area are two-storey. The proposed three storey houses are out of proportion with the existing architecture. They will impose on and dominate the surrounding buildings giving the appearance of being designed purely for profit.
- **Overlooking**
The proposed development would result in the occupants of these dwelling houses being able to look directly into all of the South facing windows (Living room and Bedrooms) of my home.
- **Loss of Light**
The windows of my home are South facing, and the sunlight frequently floods in at any time throughout the day all year round. The proposed development will obliterate the sunlight for most of the year and eliminate the sunsets completely.

NAME G. GROVER 

ADDRESS 28 wood stock street

LINCOLN

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL


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NAME K.W. GRIEVESON

ADDRESS 32 WOODSTOCK ST
LINCOLN LN1 1PT

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF



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NAME MARC PANTON

ADDRESS 20 WOODSTOCK STREET LINCOLN
LN1 1PT

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF

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NAME MR P SKINNY

ADDRESS 24 WOODSTOCK STREET
LINCOLN

Signed



Directorate of Communities
& Environment
Simon Walters MBA,ACIS,MCMl
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018


Land at Woodstock Street, Lincoln, LN1 1PT
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NAME Miss Patricia Storey
ADDRESS 30, Woodstock street
Lincoln, LN1 1PT

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
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NAME Tony HAIGH

ADDRESS 10 WOODSTOCK ST

LINCOLN LN1 1PT

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCMI
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
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NAME ... [REDACTED] W. BATES

ADDRESS ... 16 WOODSTOCK Street

..... Lincoln LN1 1PT

Signed [REDACTED]

Application Number:	2018/1218/FUL
Site Address:	301 - 303 Monks Road, Lincoln, Lincolnshire
Target Date:	5th December 2018
Agent Name:	None
Applicant Name:	Graham Smith
Proposal:	Conversion of basement, part ground floor and first floor to accommodate 6no. self-contained apartments associated external works including enlargement of roof, alterations to shopfront and installation of new windows/doors

Background - Site Location and Description

The application property is a two storey end of terrace located on the corner of Monks Road and Hartley Street.

The premises is currently a shop at ground floor with a basement and loft space. The proposal involves internal alterations to the premises to create 6 flats within the basement, ground floor and existing loft area. A roof extension to the rear is proposed which would bring the existing gable in line with the rear wall. Part of the existing ground floor shop would be used to create a flat whilst the remaining shop unit currently occupied by Monks Food City Shop would be retained.

To the west of the property is No. 299 Monks Road a two storey residential property attached to the application property whilst, No. 2 Hartley Street is located to the South which is separated by a passage leading the rear yard of the application property.

Objections have been received from local residents with the main planning raised as: lack of parking, too many multi lets already in the area, litter, access and egress for construction traffic and drainage.

Site History

Reference:	Description	Status	Decision Date:
2010/0521/F	Installation of new shop front.	Refused	2nd September 2010

Case Officer Site Visit

Undertaken on 23rd November 2018.

Policies Referred to

- Policy LP3 Level and Distribution of Growth
- Policy LP26 Design and Amenity
- Policy LP37 Sub-division and multi-occupation of dwellings within Lincoln 86
- Policy LP13 Accessibility and Transport

Issues

- The Principle of the Use
- Impact of Residential Amenity

- Impact on Visual Amenity
- Parking and Highway Safety

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	Comments Received
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
JEP	6 Hartley Street Lincoln Lincolnshire LN2 5NW
Mr Simon Stones	9 Hartley Street Lincoln Lincolnshire LN2 5NW
Mrs Pauline Darley	2 Hartley Street Lincoln Lincolnshire LN2 5NW
Mr David Stones	198 Monks Road Lincoln Lincolnshire LN2 5PW
Miss Ruth Swift	1 Hartley Street Lincoln Lincolnshire LN2 5NW

Consideration

The Principle of the Use

In terms of the principle of the proposal, The Central Lincolnshire Local Plan sets out the

strategic aim is to facilitate the delivery of 36,960 dwellings. Meanwhile, Policy LP3 sets out how growth would be prioritised with Lincoln being the main focus for urban regeneration. Furthermore, the NPPF states that planning decisions should “support opportunities to use the airspace above existing residential and commercial premises for new homes.”

Policy LP26 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both construction and life of the development, the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Policy LP37, which deals with the subdivision of properties states that: "the conversion or change of use of existing dwellings and buildings in other uses to self-contained flats or shared accommodation including houses in multiple occupation will be supported where:

- a. the existing dwelling or building is capable of conversion without causing harm to the amenities of future occupants, neighbours and the wider area;
- b. in the case of an existing dwelling, it can be demonstrated that there is an established lack of demand for a single family use of the property concerned;
- c. the development will not lead to or increase an existing over-concentration of such uses in the area;
- d. adequate provision will be made for external communal areas; bin storage and collection and on-site parking and cycle storage unless it can be demonstrated that the site is sustainably located on a regular bus route or within walking distance of the City Centre.

The property is located in a predominately residential area and therefore the use of space within the premises would be acceptable in principle subject to the other matters as discussed below.

Impact of Residential Amenity

The conversion would create 2, two bedroom flats and four, 1 bedroom flats over the basement, ground and first floors of the property. Flat 1 of the ground floor and flat 2 on the first floor would be adjacent to the party wall with No. 299 Monks Road. It appears that this neighbouring property has been converted into flats although in any case, given the previous use of the application site as a shop, I do not consider the conversion to flats would harm the residential amenities of the neighbouring property in terms of noise and disturbance. With regard to the amenities of the future occupants of the flats, the property has a large footprint and I consider that the building could be successfully divided into flats over the 3 floors with a good level of amenity for its occupants. Furthermore, there is space for bin storage within the rear yard of the property as well as storage of bicycles.

In terms of the physical alterations, the proposal involves new velux windows within the roof space, an additional window and door on the side elevation into the rear yard of the application site and a new window at first floor level in the rear elevation. Furthermore, part of the gable roof on the rear elevation of the building would be extended to be in line with the existing rear elevation, approximately 3 metres. The extension would not project

beyond the rear elevation of the neighbouring property, No. 299, and I therefore do not consider the extension would be unduly overbearing or overshadowing to this neighbouring property, nor I am concerned that any of the additional windows would cause an issue of loss of privacy.

The Council's Environmental Officer has raised no objections to use itself although given the proximity to neighbouring properties a condition has been suggested which limits the working hours during the construction phase as well as the hours that deliveries in relation to the construction can be undertaken. Subject to these conditions, it is considered that the proposal is acceptable in terms of impact on residential amenity in accordance with Policies LP26 and LP37 of the Central Lincolnshire Local Plan.

Impact on Visual Amenity

The physical alterations to the building are limited to new velux windows with the roof slope, a new door and window at ground floor to the rear and a first floor rear window to the rear. All of these are considered acceptable and are minor alterations to the building. The applicant originally proposed to remove the existing front windows within part of the premises and replace with UPVC inserts, however, following conversations with the applicant he has agreed to either replace these in like for like timber or to use secondary glazing in order to preserve the external appearance of the premises. With regard to the rear extension, there would be limited views of this extension due to its position, although in any case it would be construction of reclaimed red brick with a slate roof to match the materials of the original property. It is therefore considered that visual amenity would be preserved in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

Parking and Highway Safety

Policy LP37 states that adequate provision should be made for on-site parking and cycle storage unless it can be demonstrated that the site is sustainably located on a regular bus route or within walking distance of the City Centre.

Policy LP13 of the Local Plan also suggests that only proposals that would have "severe transport implications will not be granted planning permission unless deliverable mitigation measures have been identified, and arrangements secured for their implementation, which will make the development acceptable in transport terms."

The application site is not located within a Residential Parking Permit Zone so residents of Hartley Street park on either side of the street although spaces are limited and a number of objections have been received with concerns regarding lack of parking. There are no onsite parking provisions although this is the case for the majority of the properties along Monks Road and the side streets to Monks Road. The property is situated on a bus route, this may not necessarily be convenient for all users so incorporating storage for cycles would be important and there is space for this within the rear yard of the application site. The application property has good links to public transport (No. 4 bus every 30 minutes along Monks Road) and access to the convenience store located on the application site further reduces the need for travel by car. Furthermore, the Highway Authority have raised no objections to the proposal and on this basis it would be difficult to resist the application due to lack of parking provision. It is not considered the development would cause severe transport implications and is therefore in accordance with LP13 and LP37 of the Central Lincolnshire Local Plan.

Application Negotiated either at Pre-Application or During Process of Application

Yes - during the application.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposal would not be harmful to general amenities of the area in respect of highway safety / access, and residential or visual amenities. The proposals would therefore accord with the relevant planning policies.

Application Determined within Target Date

Yes.

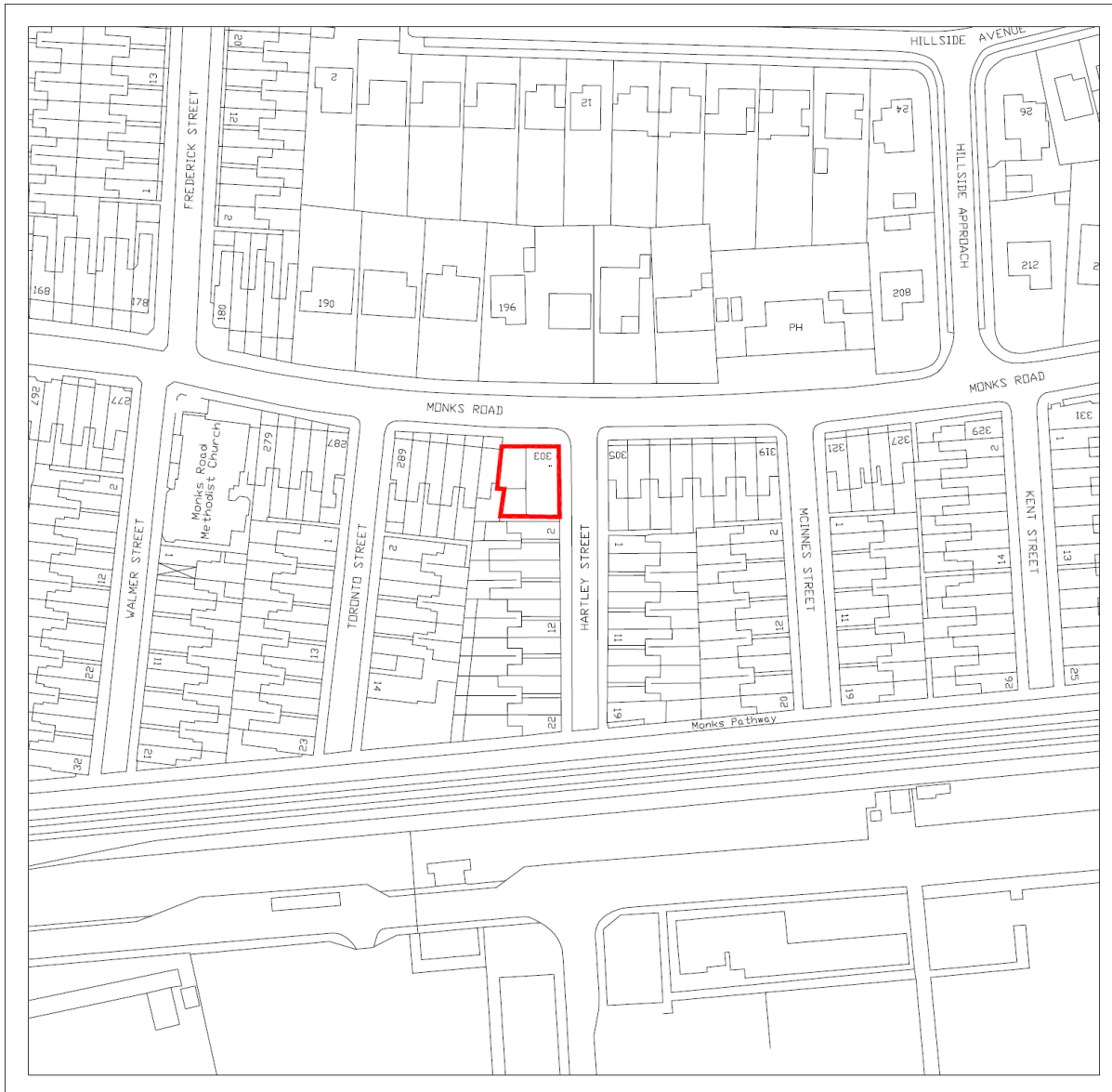
Recommendation

That the application is granted with the conditions set out below:

- Time limit of development
- Development in accordance with approved plans
- The windows in the front elevation shall not be altered
- Construction and delivery hours restricted to 8.00 to 18.00 Monday to Friday and 8:00 to 13:00 on Saturdays

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301-303 Monks Road

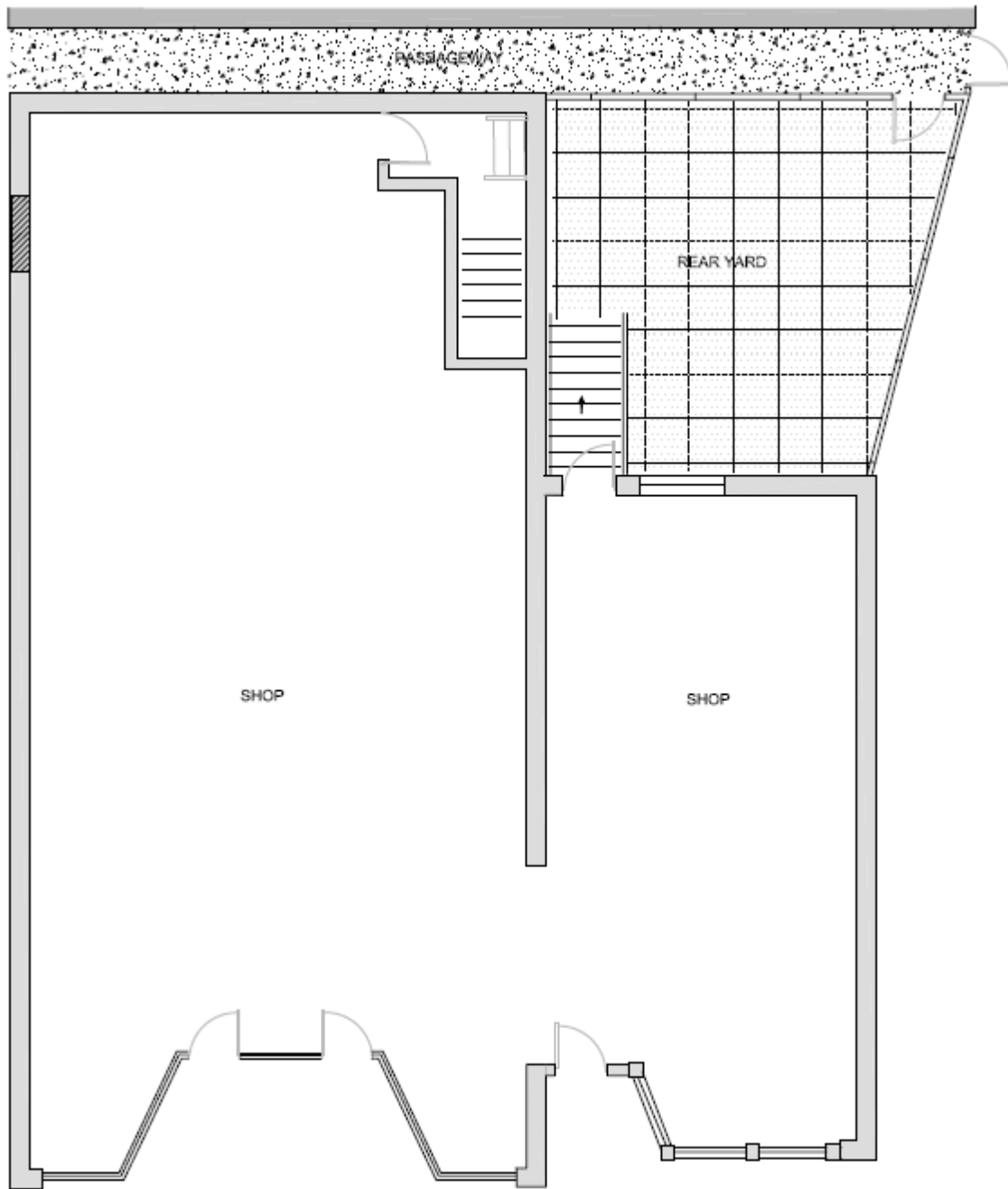


Site Location Plan

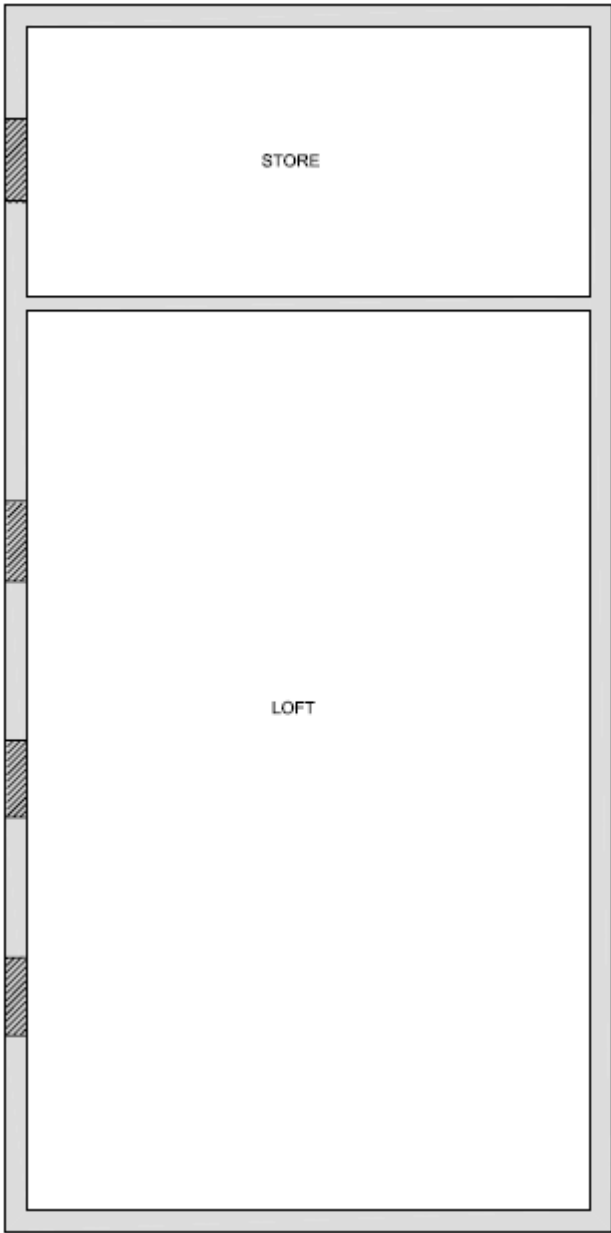
Existing Floor Plans



Basement
(Scale 1:50)



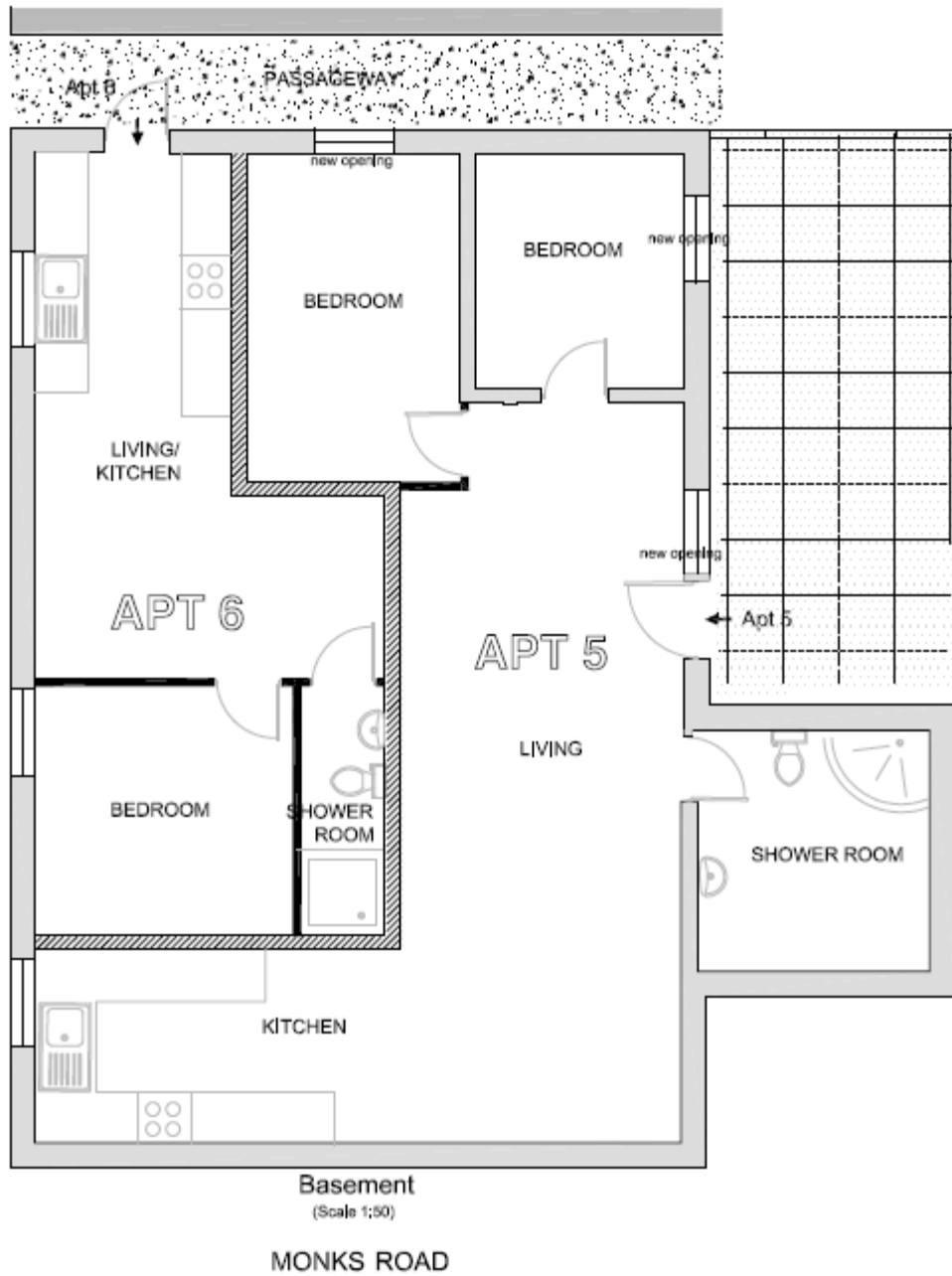
Ground Floor
(Scale 1:50)

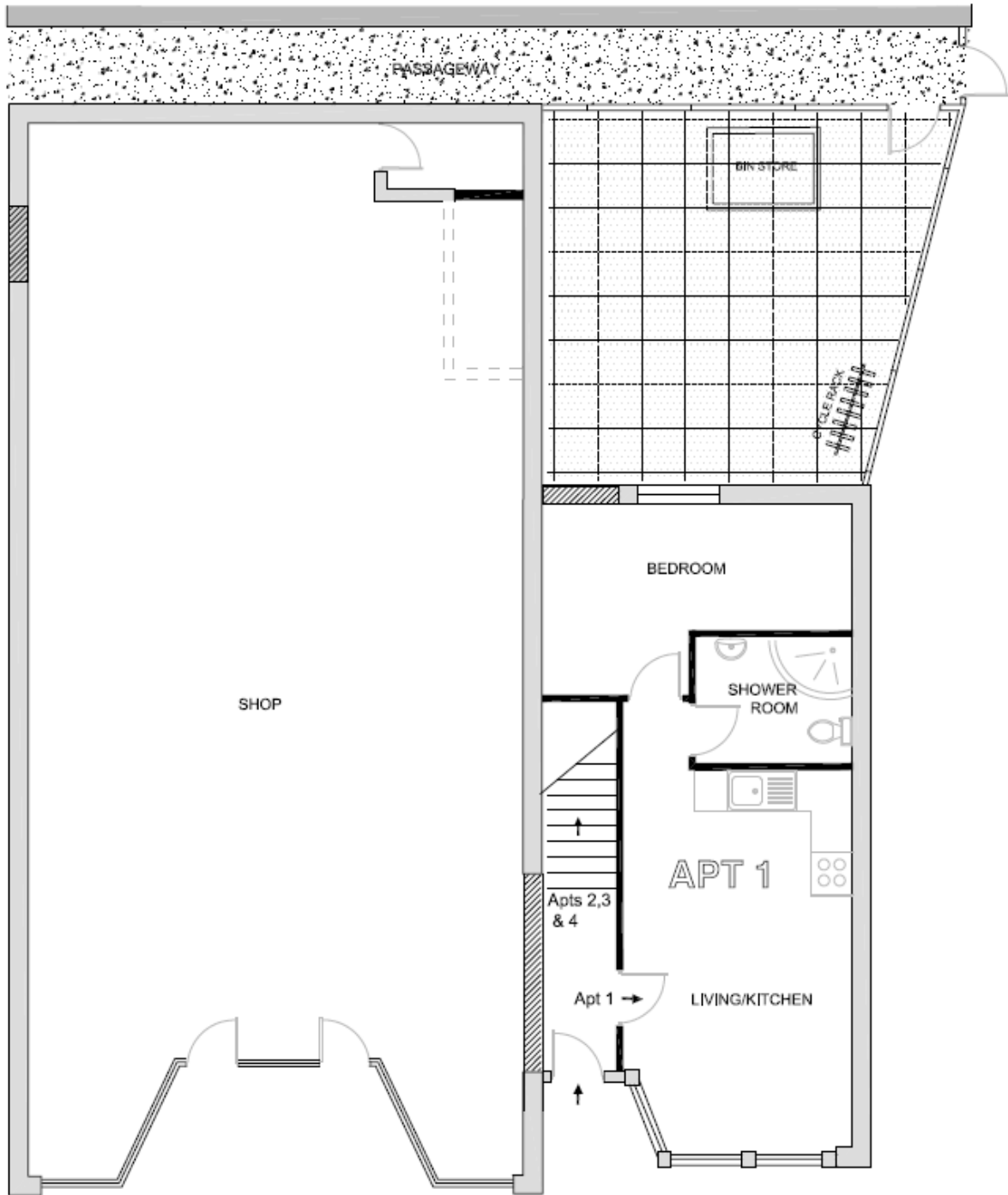


First Floor

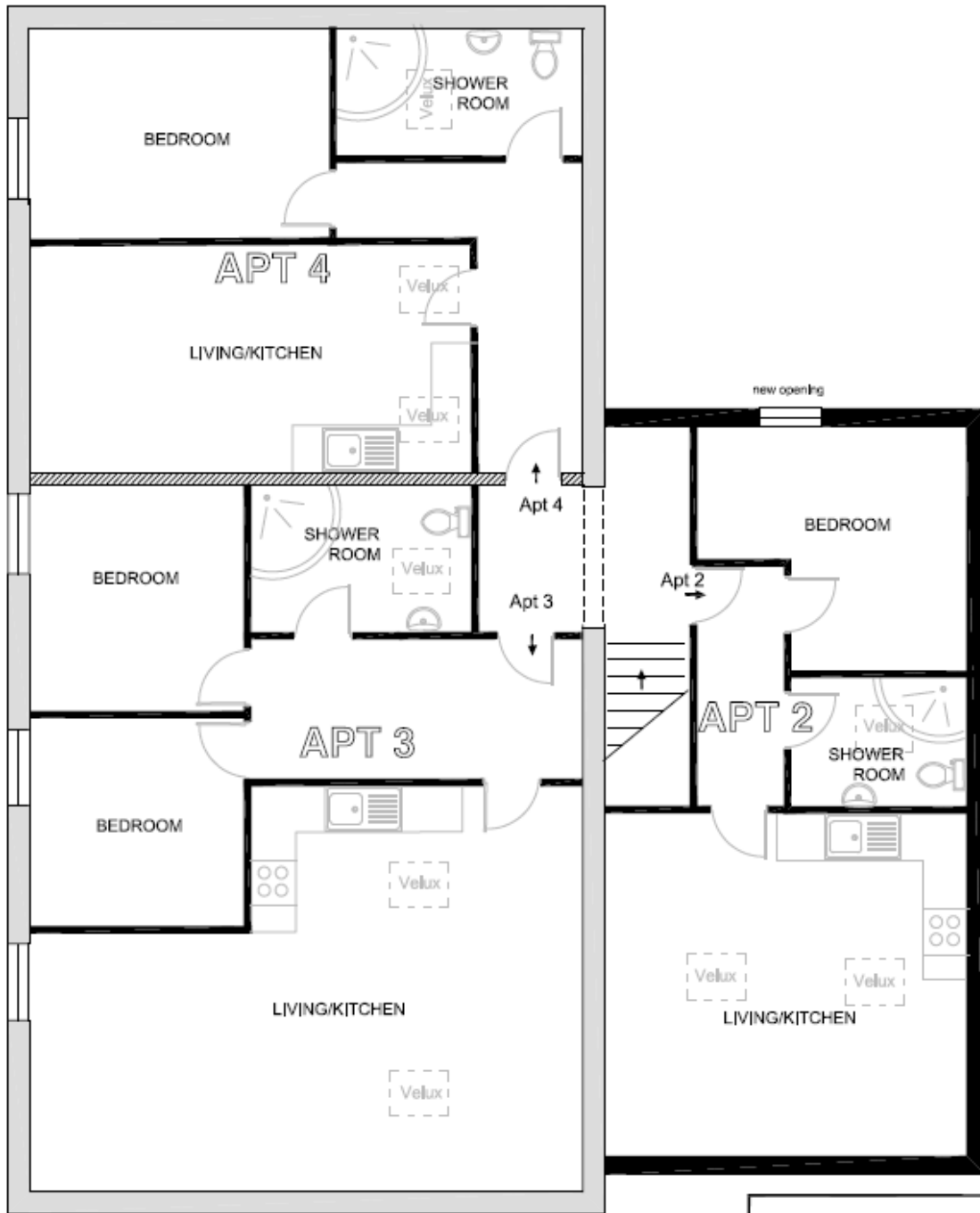
(Scale 1:50)

Proposed Floor Plans





Ground Floor
 (Scale 1:50)



First Floor
(Scale 1:50)

SAXILBY CONSTRUCTION LTD

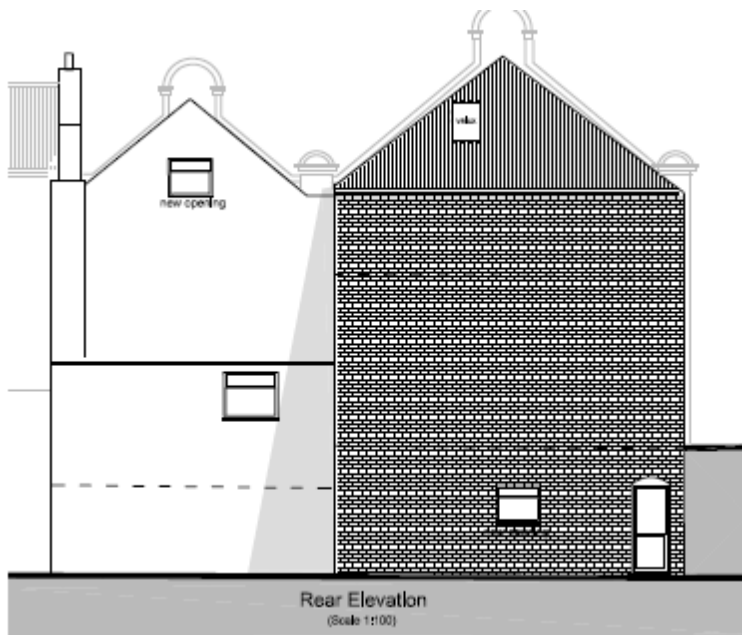
20 Church Road - Salford - Greater Manchester - M6 6PU
Tel: 0161 275 1111 Fax: 0161 275 1112

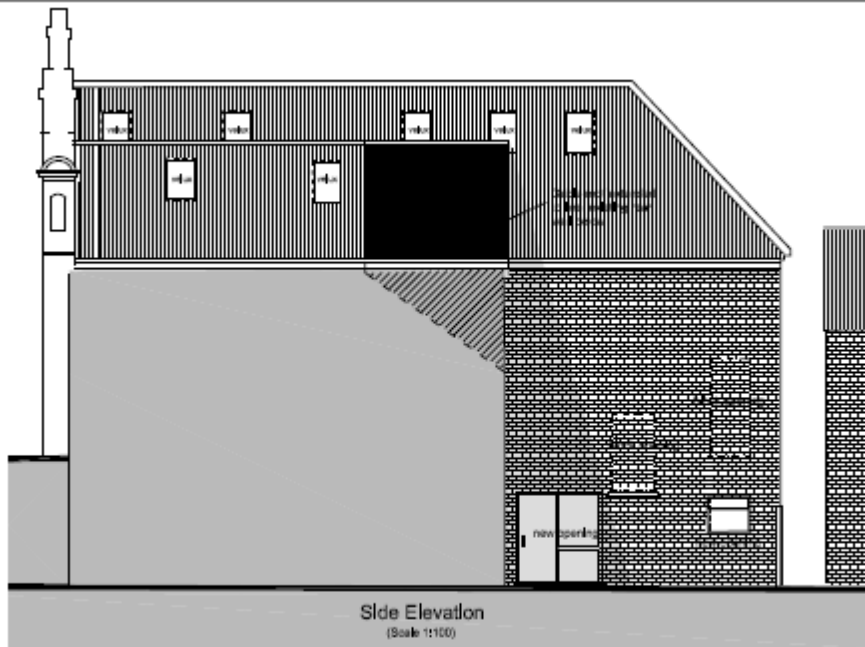
Drawing No: SCL815/PP

Description: PROPOSED CONVERSION 1 FLATS

301-303 MONKS RD, LINCOLN

Elevations











Mr Simon Stones 9 Hartley Street Lincoln Lincolnshire LN2 5NW (Objects)

Comment submitted date: Tue 06 Nov 2018

I have lived in Hartley Street for a number of years, the parking has got gradually worse. Quite often I cannot park in the street where I live. Six more dwellings means more cars.

And like a previous comment most of the people it will affect were not informed.

S.Stones

Mr David Stones 198 Monks Road Lincoln Lincolnshire LN2 5PW (Objects)

Comment submitted date: Mon 29 Oct 2018

Some years ago a planning application was made to turn this property into three dwellings. The application was refused because of parking, and I believe it is a listed building and the frontage cannot be altered. The parking is the main issue residents in Hartley Street struggle to park now, another six apartments mean at least another six vehicles. Just not room for them.

D.Stones

Miss Ruth Swift 1 Hartley Street Lincoln Lincolnshire LN2 5NW (Objects)

Comment submitted date: Wed 24 Oct 2018

My issue will be traffic congestion in Hartley Street which already has parking problems

From: John Payne [REDACTED]
Sent: 04 November 2018 13:08
To: Technical Team (City of Lincoln Council)
Subject: Reference: 2018/1218/FUL

Subject: Planning permission

Location: Monks Road, Lincoln

Reference: 2018/1218/FUL

Date: 16th October 2018

Email: developmentteam@lincoln.gov.uk

Date: Sunday 04/11/2108

Dear Sir or Madam,

I live 6 metres (approximately 21') from the proposed development, and did not receive direct notification about the development from the council? Why is this? We were informed about the planning permission application from a neighbour? The 'near neighbour' feels that other neighbours needed to be contacted individually, instead of an A4 sized 'poster' open to easy removal or vandalism outside the proposed development? The official laminated planning documentation on a 'lamp post' outside of the proposed development has been removed and now a 'lost cat and or ferret' document is in place? Are these documents not checked for 'vandalism' on a regular basis?

The proposed development is in area where there are several HMO properties, and multiple living dwellings. The area, in which this proposed development is located, already has too many people living in this very small area.

The litter – paper, tin cans, and plastic, for example – is already a major problem in this area. If this development is allowed to proceed, this will increase the litter problem regarding attracting vermin (already a huge problem) and therefore an unhealthy environment to live in.

Access and egress from the site during construction and if the development is allowed when in use will cause hazards regarding cars, vans and lorries for other road users and pedestrians. With many drivers already 'reversing out' - instead of following the Highway Code - of Hartley Street, accidents will occur, and cause major problems.

Parking, already a major issue due to the high numbers of HMOs, multiple occupancies and those who cannot part on Monks Road due to restricted parking will make this a huge problem.

The noise, already a problem due to the high numbers of HMOs and multiple occupation dwellings, will be a huge problem. The 'comings and goings' (coming in and going out) at all times of the day and night are already a problem and will, therefore, only get worse. Health issues regarding loss of sleep, pollution and associated litter will make a huge on the NHS?

Water – from rain, sleet and snow – already is a problem whereby the drains are overflowing, and seepages from the rear of the property cause slips, trips and falls and more people living in this location will only cause more problems? So, we already have to put up with potable water as a problem, and the problems of waste water can only cause more problems?

I object to the development taking place, taking the above comments into consideration.

JEP
Hartley Street
Lincoln

(Above letter received 3 times from same address)



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2018/1218/FUL

19th October 2018

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Re – 301 – 303 Monks Road, Lincoln, Lincolnshire, LN2 5LA (Studio Apartments)

Thank you for your correspondence and opportunity to comment on the proposed development. I would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the development.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the initial advisory recommendations are implemented.

The new regulations in respect of approved windows and doors may apply to this development and presume that compliance will be ensured by way of Building Regulations.

External doors and windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from **change of use**, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016 or equivalent approved standard.

Individual Flat or Unit Doors.

Door-sets providing access to the individual bedrooms shall be of robust construction and fire rated (FD30 or higher), and installed with a lock certificated to BS 8621 or PAS 8621, and will be fitted with a minimum of two hinge bolts or hinges with a similar integral facility to ensure protection in the event of a hinge failure under following a criminal attack, and installed with a securely fixed, robust planted stop, OR Shall meet the same physical specification as 'front door' (paragraphs 21, excluding any requirements for postal delivery).

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Intruder Alarm

Where an intruder alarm is installed it should be compliant and meet the standards of BSEN 50131. It is recommended that any alarms system is provided and installed by a police approved company registered with the National Security Inspectorate (NSI) or the Security Systems & Alarms Inspection Board (SSAIB). It is also important that residents are clearly instructed in its use.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Landscaping

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com New Homes 2016 36.1 this includes details of the criteria for bespoke window fittings that may apply to this development.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwayssudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/1218/FUL

With reference to this application dated 9 October 2018 relating to the following proposed development:

Address or location

301 - 303 Monks Road, Lincoln, LN2 5LA

Date application referred by the LPA
17 October 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Conversion of basement, part ground floor and first floor to accommodate 6no. self-contained apartments. Associated external works including enlargement of roof, alterations to shopfront and installation of new windows/doors

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

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 is acceptable and accordingly, does not wish to object to this planning application.

Application Number:	2018/1004/HOU
Site Address:	5A Weir Street, Lincoln, Lincolnshire
Target Date:	6th December 2018
Agent Name:	None
Applicant Name:	Pamela Hardy
Proposal:	Erection of an outbuilding to rear (Retrospective)

Background - Site Location and Description

The application seeks retrospective consent for the erection of a single storey outbuilding within the rear garden of the property. The application property is 5A Weir Street a two storey dwelling.

The site is located within the St. Catherine's Conservation Area No.4.

This application is being presented to members because the applicant is related to an employee of the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 10th December 2018.

Policies Referred to

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- National and Local Planning Policy
- Effect on Visual Amenity
- Effect on Residential Amenity
- Effect on Highway Safety

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received

Public Consultation Responses

Name	Address
Mrs Beryl Martina	9 St Catherines Road Lincoln Lincolnshire LN5 8DZ
P Graham	10 St Catherines Road Lincoln Lincolnshire LN5 8DZ
Darren Spencer-Phillips	6 Weir Street Lincoln Lincolnshire LN5 8DU

Consideration

Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) is permissive of extensions to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both the construction and life of the development, the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) requires development within, affecting the setting of, or affecting views into or out of, a Conservation Area to preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

A letter of objection has been received from the occupiers of No. 9 and 10 St Catherines Road who are concerned about the height of the outbuilding, the materials used to building the outbuilding, access for future maintenance of the wall, damage to the exiting outbuilding, surface water drainage, rainwater discharge and the location of the rainwater pipes blocking access in the shared passageway.

The issues raised with regards to access to the boundary wall, damage to private property and access to the shared passageway are civil matters and therefore not material planning considerations. Officers have discussed the discharge of surface water off site with the applicant and advised this may raise issues in the future, however, in this instance the Council cannot control where the applicant discharges surface water to.

A letter of support for the proposal has been received from the occupier of 6 Weir Street.

Effect on Residential Amenity

The proposed outbuilding is located 0.2 metres from the boundary with No. 9 St Catherines Road. The boundary is defined by an approximately 2 metre high brick wall and No. 9s detached outbuilding, given the facing elevation is blank there are no issues of overlooking or loss of privacy. At its highest point the outbuilding rises to 3.1 metres high reducing to 2.1 metres at the eaves, it is considered that this height does not appear unduly dominant or overbearing in relation to No. 9 St Catherines Road. Located to the north west of No. 9 it is considered there are no issues of loss of light. As such, the proposals would not unacceptably harm the living conditions of the residents of that property and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

The outbuilding is located 5.6 metres from No. 10 St Catherines Road the garden of No. 9 is located between the outbuilding and boundary, given this relationship it is considered the proposals would not unacceptably harm the living conditions of the residents of that property and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

The outbuilding is located 4 metres from the boundary with 8 St Catherines Road the boundary is defined by an approximately 2 metre high timber fence, given this boundary treatment there are no issues of overlooking. The rear elevation of no. 8 is located 6 metres from the boundary, given this separation distance there would be no issues of the outbuilding appearing overbearing. Located to the north there are no issues of loss of light. As such, the proposals would not unacceptably harm the living conditions of the residents of that property and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

The outbuilding is located 1 metre from the boundary from No. 6 Weir Street. The access passage to No. 9 St Catherines Road is located between the properties, given this separation distance there are no issues of the outbuilding appearing overbearing. The facing elevation of the outbuilding is blank therefore there are no issues of overlooking. Located to the south some loss of evening sunlight is likely to occur however this would not be harmful enough to warrant refusal of the application.

It is considered that there are no other properties in the vicinity which would be affected by the proposal and officers are therefore satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

Effect on Visual Amenity

Outbuildings should generally be sited in an inconspicuous position and should be commensurate in scale and function to the original property. It is considered that the scale

respects that of the host building and the materials complement the character of the host property. It is considered that the plot size is of a scale that is sufficient to accommodate the proposal. The proposal would therefore reflect the original architectural style and would not cause harm to local character, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP26. The conservation area is therefore preserved and the proposed development complies with Central Lincolnshire Local Plan Policy LP25 and with the duty contained within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance within the National Planning Policy Framework.

The applicant has advised that the extension will be for storage purposes and a condition will ensure that the use is for ancillary purposes only is therefore recommended should you be minded to approve.

Highway Safety

The Lincolnshire County Council as Local Authority has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Other Matters

The floor levels within the proposed development are set no lower than the existing levels. Lincolnshire County Council as the Lead Local Flood Authority does not wish to object to this planning application. It is therefore considered that flood risk issues have been adequately addressed.

Application Negotiated either at Pre-Application or During Process of Application

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed development is of an appropriate design that would not materially harm the character and appearance of the conservation area, in accordance with the duty contained within Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, policies LP25 'The Historic Environment' and LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

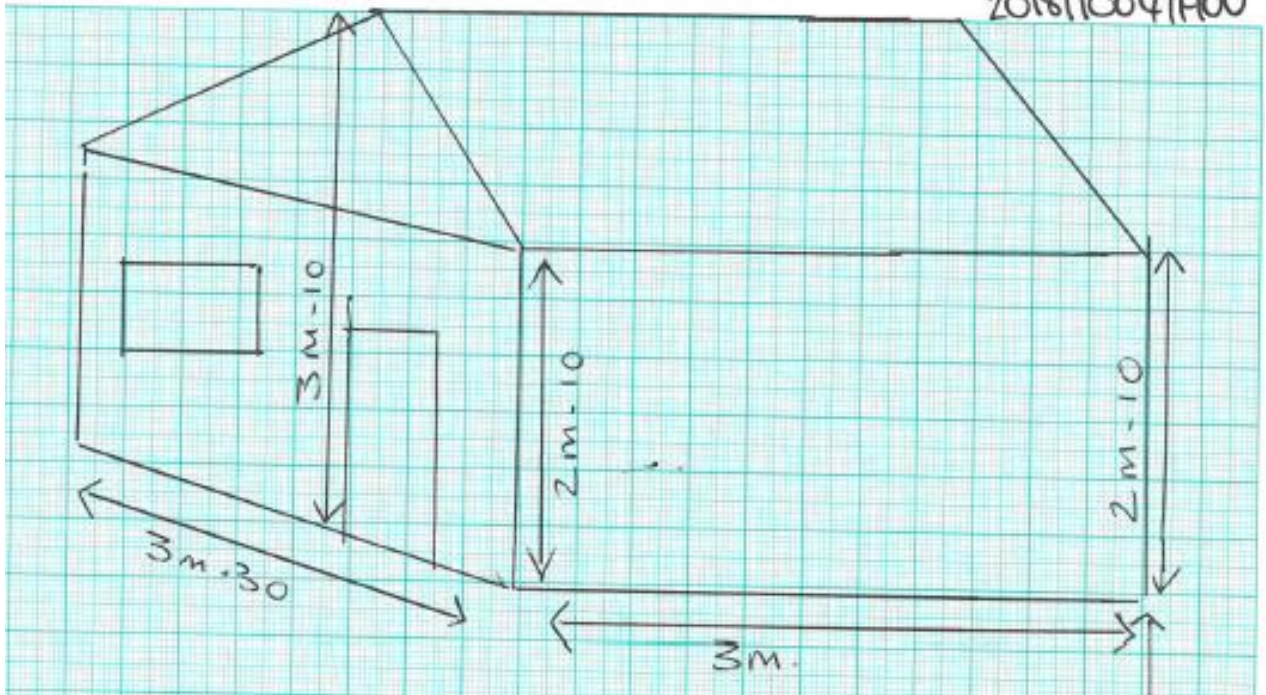
Recommendation

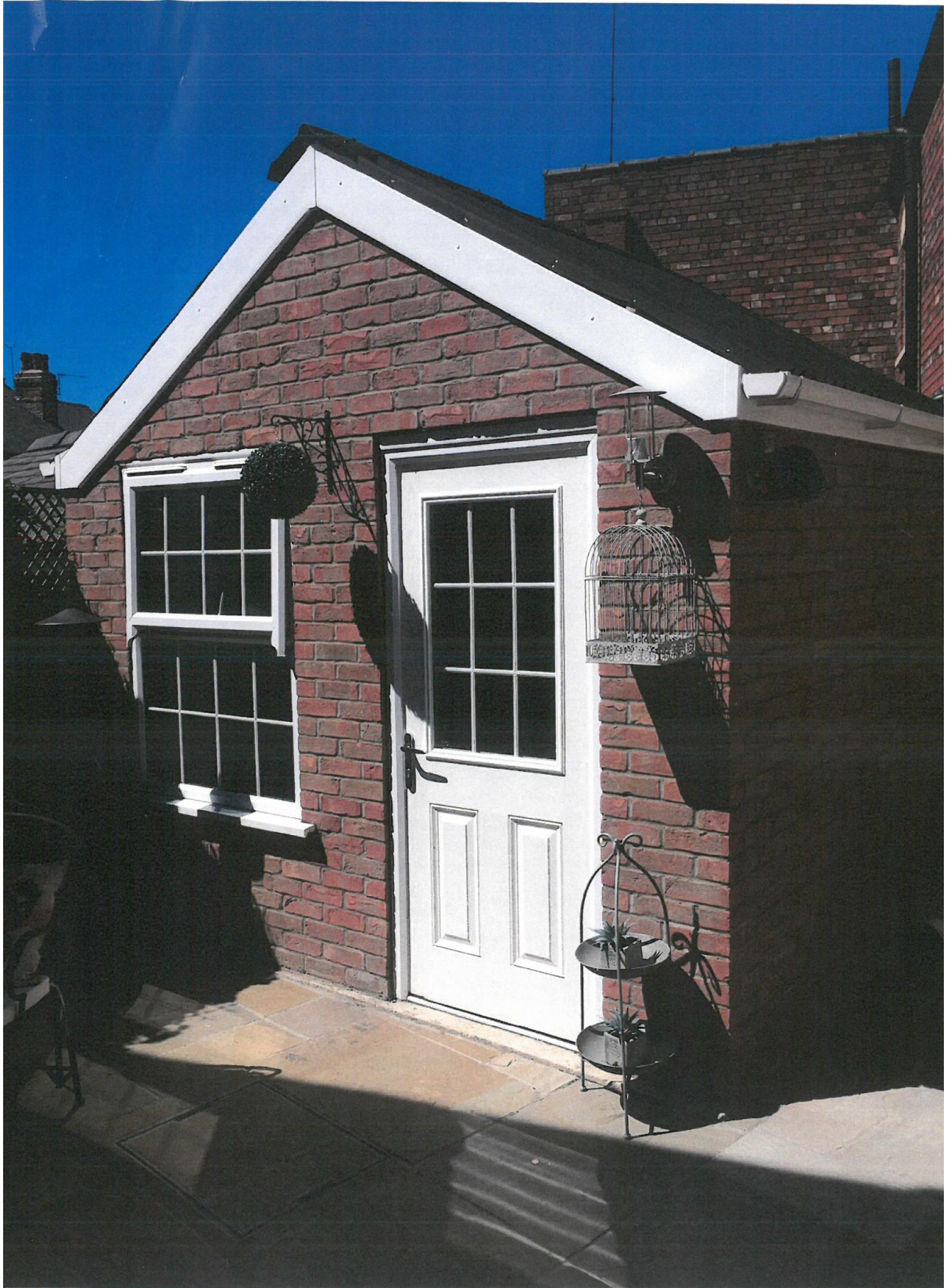
That the application is Granted Conditionally

- Development to be carried out in accordance with the plans
- Outbuilding for use incidental to dwellinghouse only

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2018/1004/HOU











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Darren Spencer-Phillips
6 Weir street Lincoln

Dear Mr Manning

Thank you for your letter dated the 16th October advising me of the retrospective planning permission that has been requested by my neighbours at 5A Weir Street. Please see below my comments which I hope you will take into account in making a decision inline with your outlined material considerations:

Scale and height : As i am the ONLY neighbour who is directly facing the aforementioned building from my garden it is of a satisfactory scale and height and neither impeaches on any light or causes any issues to me

Appearance and design : Since the current residents have moved into the property 5A they have spent a considerable amount of time improving their property including the garden and removal of a broken wooden shed which they replaced with this new outbuilding which is well designed and pleasing appearance this has improved the look and feel of the street to be penalised with having planning refused would be ridiculous.

As I previously stated I am the only neighbour that is directly facing the building from my garden and I wholeheartedly give my support for the planning to retrospectively passed

Yours sincerely
Darren Spencer-Phillips
6 Weir street Lincoln

Beryl Martina
9 St. Catherines Road Lincoln

I have viewed all of the documents attached to the retrospective planning application and I think the following valid reasons should be cited as my objection.

- 1) The height of the outbuilding exceeds planning requirements.
- 2) The roof coverings in this conservation area are wholly of slate or tile, whereas this building has employed industrial corrugated sheeting.
- 3) The building has been built approximately 300mm away from the side wall of my outbuilding preventing me from gaining access to repoint my brick wall or work on my roof tiles.
- 4) The void between the two outbuildings has been left full of building debris causing damp penetration on my side.
- 5) No provision has been made for the disposal of surface water via a soakaway within the property boundary.

6) Rainwater is discharged directly into the rear alleyway in the hope that it will eventually find it's way to an old gully metres away. Consequently the alley floods and water is drawn up the face of my walls where it enters the inside and leaves algae growth.

7) Rainwater pipes extend into the alleyway reducing the width available to negotiate with rubbish bins and accessing goods in and out via the rear of my property. I will send relevant photographs supporting my objections.

Kind Regards,
Beryl Martina

Dear Sirs,
Please find attached photos supporting my objections on the above planning application.





2



Please see photo of alleyway behind my property.

On one occasion I had to put my wellington boots on to take my bins out.

I did ask the tenant if he could put a soak away in when he built the outbuilding, instead he put the guttering in the alleyway which is causing considerable damage to my outbuilding.

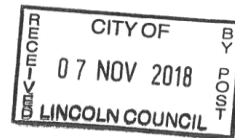


Kind regards
Beryl Martina

10 St. Catharines Road,
Lincoln
LN5 8DZ

1 November 2018.

Directorate of Communities
& Environment,
City Hall,
Beaumont Fee, Lincoln LN1 1DF



Your Reference: 2018/1004/HOU

Dear Sirs,

Please find below comments in relation to the above application:-

1. Height.

The height of 3.590 from ridge to ground level exceeds the height of the two nearby Edwardian outbuildings.

2. Layout/Setting out.

A. The 300mm. gap between the new outbuilding and the existing neighbouring outbuilding inhibits any routine maintenance such as repainting.

B. The debris in the gap impairs any air movement encouraging moisture and damp penetration to both outbuildings.

3. Design.

The rainwater downpipe discharges from both roof pitches onto the common accessway eventually draining into an Edwardian silt gully. The silt chamber is cleaned out annually and has performed effectively for 18+ years, however over the last few weeks 'ponding' has occurred presumably due to overloading.

4. Conservation.

The outer leaf of brickwork appears to have been built off the boundary wall resulting in the loss of Edwardian copings leaving raw brickwork.

Meanwhile I trust the above will be taken into consideration and look forward to receiving any further communications

Yours faithfully,



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Application Number:	2018/1139/RG3
Site Address:	Garage Site, Asterby Close, Lincoln
Target Date:	22nd December 2018
Agent Name:	None
Applicant Name:	Mr Gary David Vance
Proposal:	Demolition of 6 existing garages and erection of 8 replacement garages, removal and replacement of existing bin stores and replacement of boundary wall to south east with fence.

Background - Site Location and Description

The application is for the demolition of six existing garages within a council owned garage court at Asterby Close and the erection of eight replacement garages. The application also proposes to remove and replace two existing bin stores and replace the existing wall to the south east boundary with a timber close boarded fence, measuring between 1.8m and 2m high.

The garage court is located at the end of Asterby Close accessed between 12 Asterby Close to the north west of the site and 9 and 18 Windsor House to the south west. Beyond the south east boundary is 1 and 8 Stuart House with the rear of properties on Thorseway Drive to the north east.

The existing block of six garages would be replaced by five with an additional block of three opposite, to the south. The flat roof garage blocks would be constructed with concrete panels, a plastic coated steel roof and white powder coated steel garage doors. The existing brick built bin stores, adjacent to side gables of Windsor House and Stuart House, will be removed and replaced with a total of six timber bin stores, three at each location.

The application is being presented to Members of the Planning Committee as the City Council is the applicant.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 17th December 2018.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Principle and Highways
- Visual Amenity
- Residential Amenity

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

No responses received.

Consideration

Principle and Highways

Given the current use of the site and that the garage provision will be increased from six to eight there is no objection from officers in principle to this aspect of the proposal. There is also no objection in principle to the replacement bin stores, examples of which can be seen elsewhere in the area.

The Lincolnshire County Council as Local Highway Authority has considered the proposal concluding that the development is acceptable, and accordingly do not wish to object to the application.

Visual Amenity

Officers have no issue with the scale, position or functional design of the garages and consider that they will be an improvement to the current garage block, which is in a state of disrepair. There is also no objection in terms of the design or siting of the bin stores and timber boundary fence.

Public views into the site are limited but it is considered that the proposals would be an improvement to the local surroundings, in accordance with Central Lincolnshire Local Plan (CCLP) Policy LP26.

Residential Amenity

In terms of the impact on residential amenity the proposed garages to the north of the site will replace the existing, which should not therefore result in a significant difference to the existing relationship with the neighbouring properties of 12 Asterby Close, 1 and 8 Stuart House or those to the north on Thorseway Drive. The new block of three garage to the south would sit directly opposite the blank side gable of Stuart House and would have an appropriate separation to the adjacent 12 Asterby Close and Windsor House. Accordingly it is not considered that the garages would appear overbearing or result in an unacceptable degree of loss of light.

There would be a minimal impact from the replacement bins stores given their minor

nature and position opposite the blank gables of Stuart and Windsor House. There is also no concern regarding the fence to the boundary with Stuart House, which would arguably improve the amenity for the neighbouring occupants as it is slightly higher than the existing wall.

The City Council's Pollution Control Officer has advised that, although this is a relatively small development, there is potential for noise from the construction phase which may impact upon neighbouring uses. The recommended condition to restrict construction and delivery hours will therefore be applied to any grant of permission.

Officers are therefore satisfied that the proposals would not cause undue harm to the amenities which the occupants of neighbouring properties may reasonably expect to enjoy, in accordance with CCLP Policy LP26.

Conclusion

The principle of the proposals are acceptable given the existing car park/bin storage uses at the site. It is not considered that the garages, bins stores or fence would have a harmful impact on visual or residential amenity. The Lincolnshire County Council as Local Highway and Lead Local Flood Authority has no objection to the proposals. The application is therefore in accordance with the requirements of Central Lincolnshire Local Plan Policy LP26 and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

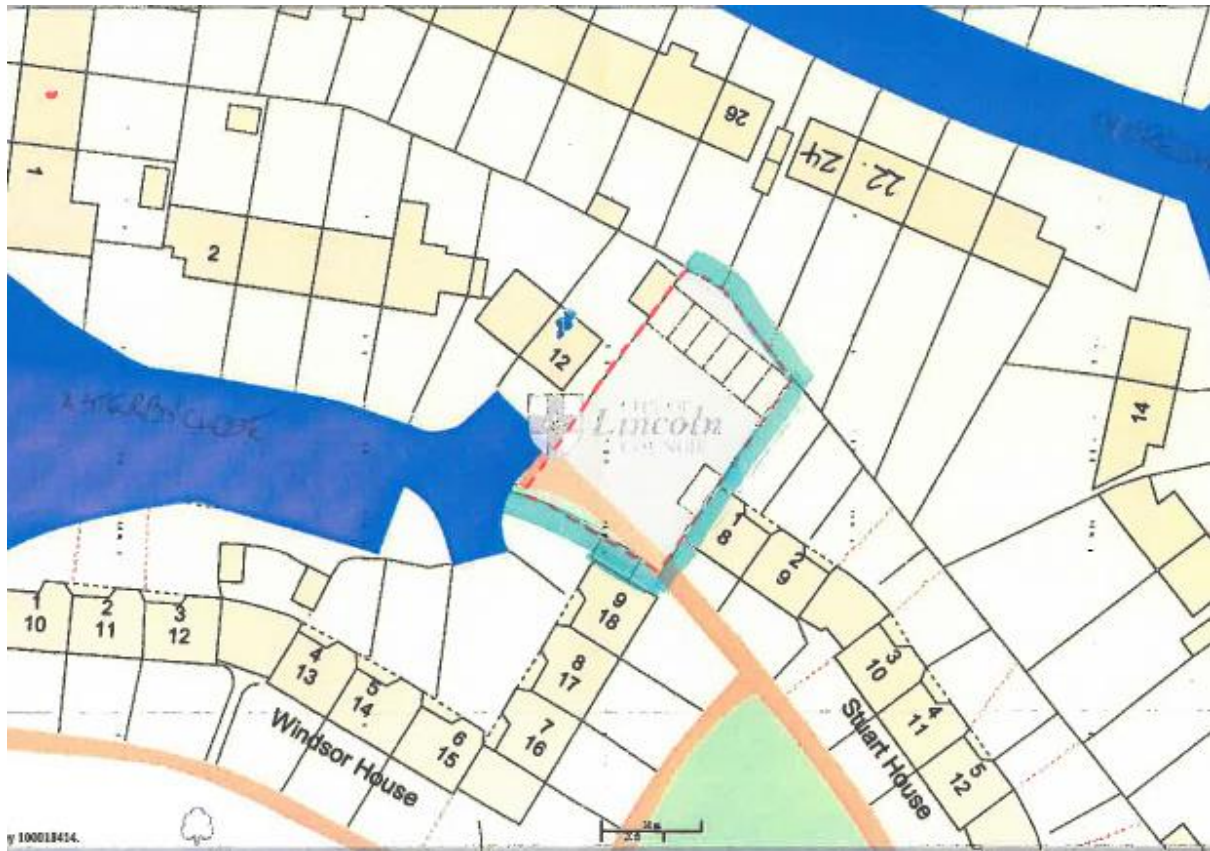
Recommendation

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission;
- Development in accordance with approved plans; and
- Hours of construction/delivery.

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Garage site at Asterby Close: plans, photos and consultation response



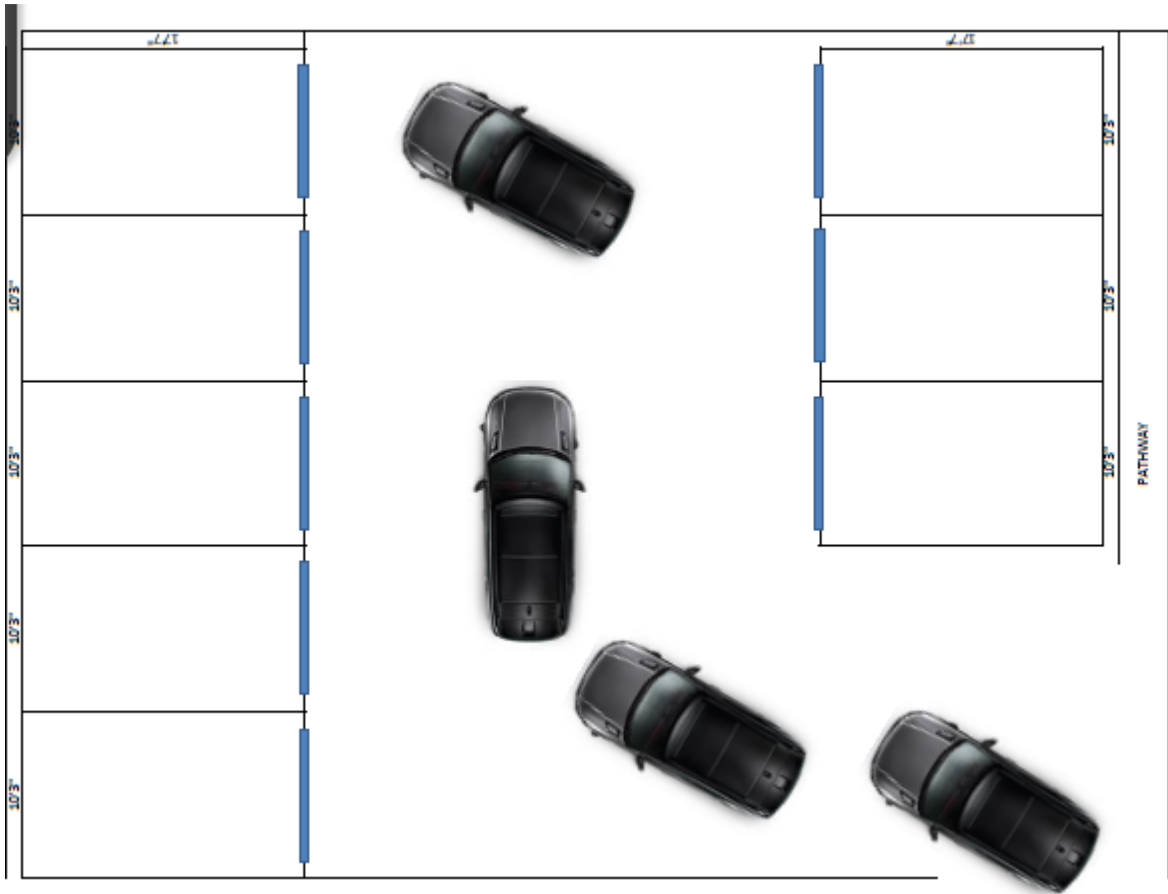
Site location plan



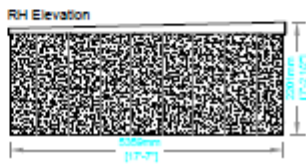
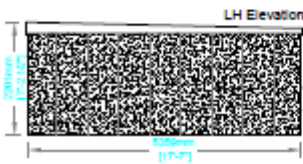
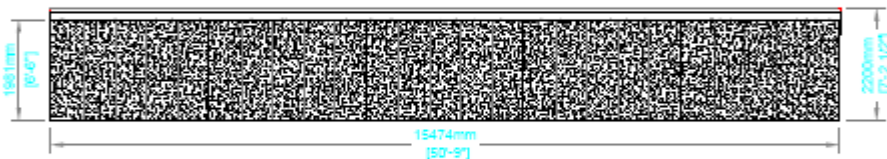
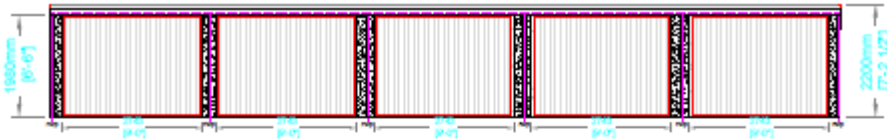
Existing site layout with bins stores identified in locations A and B.



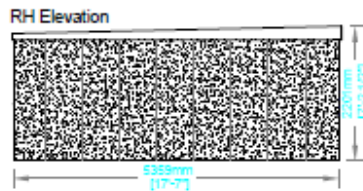
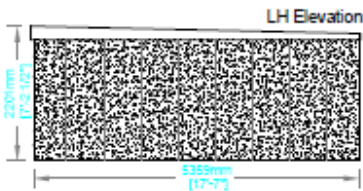
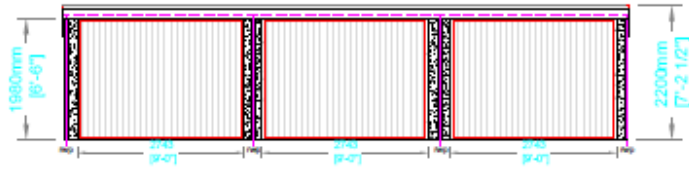
Proposed garage layout



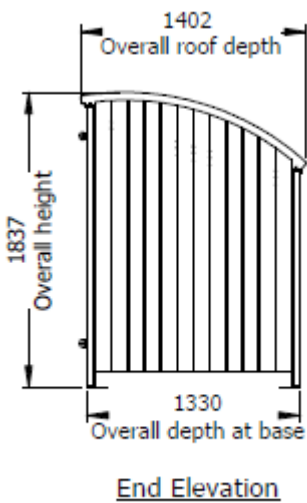
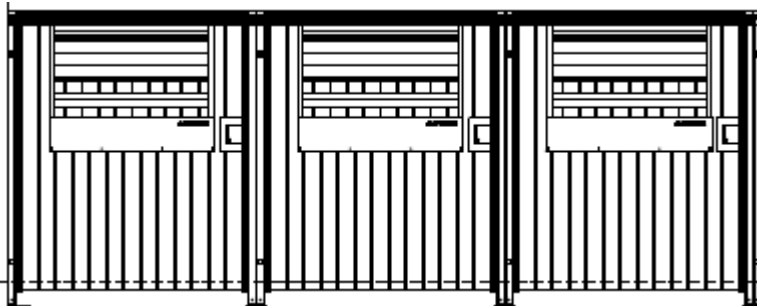
Proposed garage floor plan



Proposed garage elevations (five)



Proposed garage elevations (three)



Bin store elevations and example



Site access, bin store B and side elevation of Stuart House



Bin store A and south west boundary of site with Windsor House



Existing garages



South east boundary wall with Stuart House to be replaced with fence



North west boundary with 12 Asterby Close

Consultation response

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/1139/RG3

With reference to this application dated 26 October 2018 relating to the following proposed development:

Address or location

Garage Site, Asterby Close, Lincoln, LN2 2DX

Date application referred by the LPA
6 November 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Demolition of 6 no. existing garages and erection of 8no. replacement garages, removal and replacement of existing bin stores and boundary wall to be replaced with fencing

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

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 is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:
Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 23 November 2018