

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
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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