

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