

Proposed Floor Plans



Proposed Elevations



Site Photos





Consultee Comments



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.
21st November 2018

2018/0734/CXN

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Re: 49-51 Lincoln, Lincolnshire, LN1 1QL

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

Lincolnshire Police has no formal objection to this application.

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 PGCPR Dip Bus.

Force Designing Out Crime Officer (DOCO)

2018/0734/CXN

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
J1 The Point
Weaver Road
Lincoln
LN6 3QN

Dear Sir/Madam

Thank you for referring the above application, which was received on 27 November 2018.

The Environment Agency does not wish to make any comments on this application. It does not appear to match any of the criteria on our consultation checklist. However, if you believe you do need our advice, please contact me as per my details below.

Kind regards,

Keri Monger

Sustainable Places – Planning Adviser | Lincolnshire & Northamptonshire
Environment Agency | Nene House, Pytchley Road Industrial Estate, Pytchley Lodge Road, Kettering,
NN15 6JQ

WEST END
RESIDENTS'
ASSOCIATION

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

Dear Sir,

Consultation on Planning Application: Reference 2018/0734/CXN
49-51, West Parade, Lincoln

On behalf of WERA, we wish to OBJECT to the above application.

Following concerns about the original works, the West End residents association met with the developer to discuss both these issues and planned changes to the development. As this time we were informed by the developer that two additional apartments were being planned in place of the original entrance that was to be moved onto Rudgard Lane. It is disappointing to now note that the revised application is now for a further THREE apartments and not the two discussed with WERA. It is not possible from the documents on the website to see where the third apartment will be placed. Therefore, we have no alternative but to object.

We would also ask that, if passed, the previous arrangement whereby 2 apartments would be allowed on-street car parking permits is rescinded and that no apartments are allowed to receive a residents permit as there would be one space available for each apartment.

We would, of course, expect a section 106 agreement to be signed, not allowing the properties to be used as student accommodation before any application is passed.

Yours Sincerely,

Nigel Manders
West End Residents Association

Consultee Comments for Planning Application 2018/0734/CXN

Application Summary

Application Number: 2018/0734/CXN

Address: 49-51 West Parade Lincoln Lincolnshire LN1 1QL

Proposal: Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 3 additional apartments and 5 new car parking spaces.

Case Officer: Lana Meddings

Consultee Details

Name: Ms Catherine Waby

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

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

NO OBJECTIONS Comment We objected to the original application as overdevelopment but as it has been accepted, we see no problem with the variation.

Application Summary

Application Number: 2018/0734/CXN

Address: 49-51 West Parade Lincoln Lincolnshire LN1 1QL

Proposal: Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 1 additional apartment and 5 new car parking spaces.

Case Officer: Lana Meddings

Consultee Details

Name: Ms Catherine Waby

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

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

No Objection

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: 2018/0734/CXN

With reference to this application dated 6 June 2018 relating to the following proposed development:

Address or location

49-51 West Parade, Lincoln, Lincolnshire, LN1 1QL

Date application referred by the LPA
7 June 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 3 additional apartments and 5 new car parking spaces

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

Authority shall include the conditions below.
CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

HP19A

The arrangements shown on the approved plan 1100 Rev B dated 1/12/17 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

To enable calling vehicles to wait clear of the carriageway of Rudgard Lane and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

Case Officer:
Aine McMorrow
for Warren Peppard
Flood Risk & Development Manager

Date: 22 June 2018

Neighbour Comments

Comments for Planning Application 2018/0734/CXN

Application Summary

Application Number: 2018/0734/CXN

Address: 49-51 West Parade Lincoln Lincolnshire LN1 1QL

Proposal: Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 3 additional apartments and 5 new car parking spaces.

Case Officer: Lana Meddings

Customer Details

Name: Ms Amanda Ryans

Address: 4 York avenue Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment: There are no parking spaces in the west end as it us. This is ridiculous. We don't need the community dynamic to be affected further. Resources are strained and parking is just not Available

Dear Sir/Madam,

I am emailing to register comments regarding the above application. Can I request an acknowledgement of my observation on receipt of it please.

I'd wish to make the following points in objection:

1. Scale, height and massing/overlooking - I feel that the development is much too big for the space it encloses. It will cause substantial overlooking in my view and impact on the privacy and residential amenity of those residents who live close by as a result. An increased number of apartments than previously planned can only increase noise and disturbance experienced by existing residents due to the increased comings and goings.

2. Highway safety and congestion - Parking is only possible on one side of the road in Rudgard Lane which will directly impacted by this development.

Anybody who lives or who has visited this location will appreciate the dire problems local residents have parking during University term time. The Residents Parking scheme is hugely over-subscribed due to the high concentration of multiple occupancy homes in the area and it is virtually impossible to park after 6pm most nights - cruising around the West End to find a space (often unsuccessfully) is usual. Further apartments can only exacerbate that situation.

Whilst the development will offer parking spaces they will be unlikely to equate to the increased number of vehicles (plus their visitors who will also require parking spaces) and I for one do not look forward to the resulting negative impact on an already dreadful parking situation in Rudgard Lane when trying to find a space. As well as the plethora of White Vans who have the green passes allowing them to park, unfortunately vehicles not displaying a valid RPS permit are a fairly regular feature of Rudgard Lane.

There are 2 very narrow pathways on either side of neighbouring Rudgard Lane. Sadly few occupants of that street take their refuse and recycling bins round to the back of their properties during the period between collections so the walkway down the left hand side of the street is rarely passable. An increase in traffic can only heighten the road safety problems experienced when trying to walk down the very narrow pathway on the right hand side of Rudgard Lane.

I feel the development is in no way in keeping with the other nearby housing and will be a negative addition to the landscape and be detrimental to residents visual amenity. It appears to be an attempt to cram as many apartments as possible into a small space in order to

maximise profit from the development and it is not a development that I as a resident of that street for the past 12 years welcome, I'm aware many of my long term neighbours agree with that viewpoint and have been approached and made aware of that fact.

I would like to further add to my comments by saying the period last year when the previous development was demolished cause a significant amount of inconvenience for local residents. The street was completely closed for parking for existing residents for an extended period of time, a situation which went on after the demolition work had been completed.

Several calls to the County Council eventually rectified this but it was totally unacceptable and absolutely no consideration was given to the problems caused to the existing residents and no apology made. Along with my neighbours I can only hope that going forward this is handled in a more professional manner by those overseeing the development, and that the County Council's Highways Department monitor road signs preventing residents from parking and ensure they are removed promptly once work has been completed. I cannot begin to imagine where the vehicles necessary for building the development will park but suspect that once again it will be local residents who will not be able to park the vehicles they need to go about their daily lives.

Karen Lee
26 Rudgard Lane
Lincoln LN1 1QH