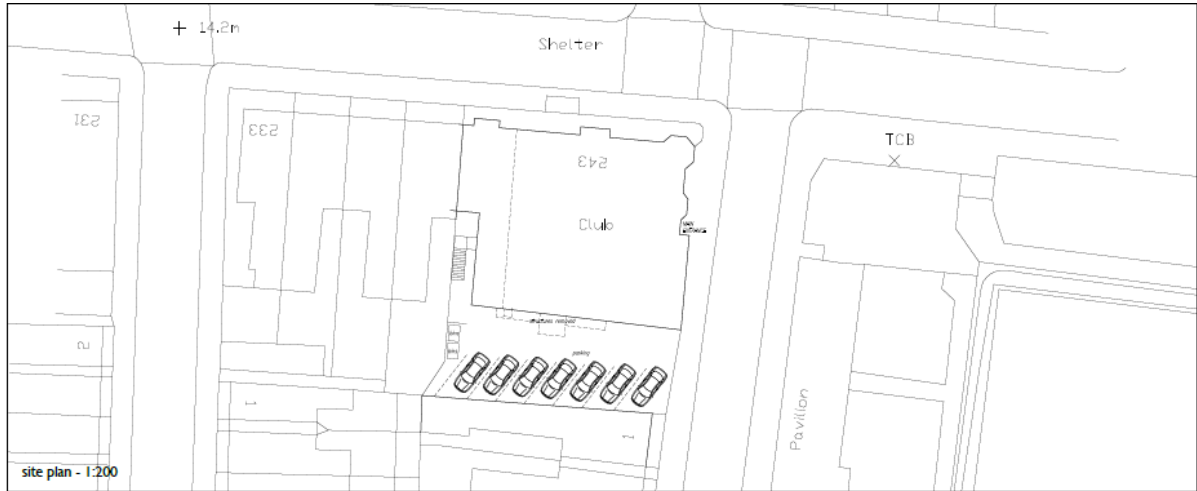
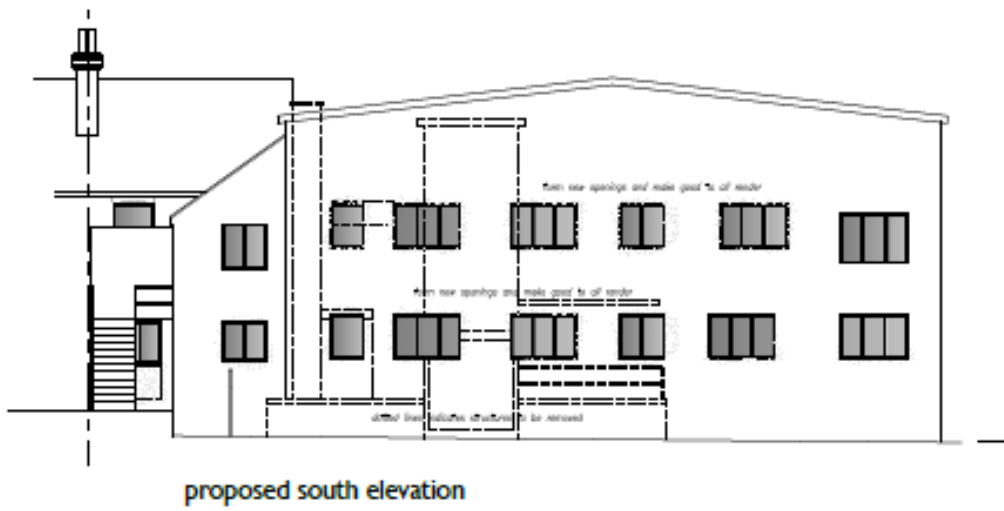


Plans

Site Location Plan



Elevations





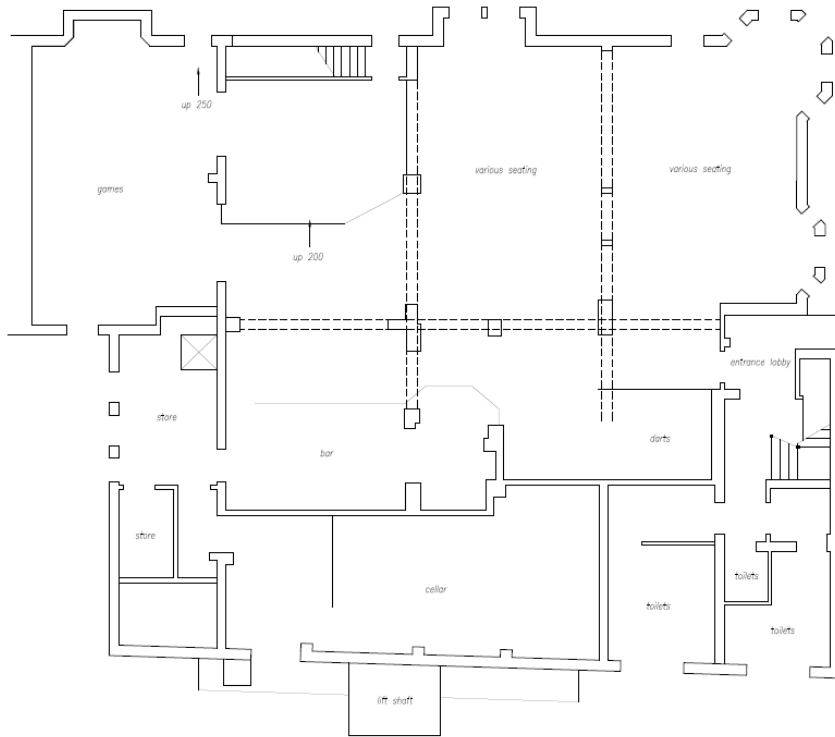


proposed north elevation - mixed use of shop units and flats

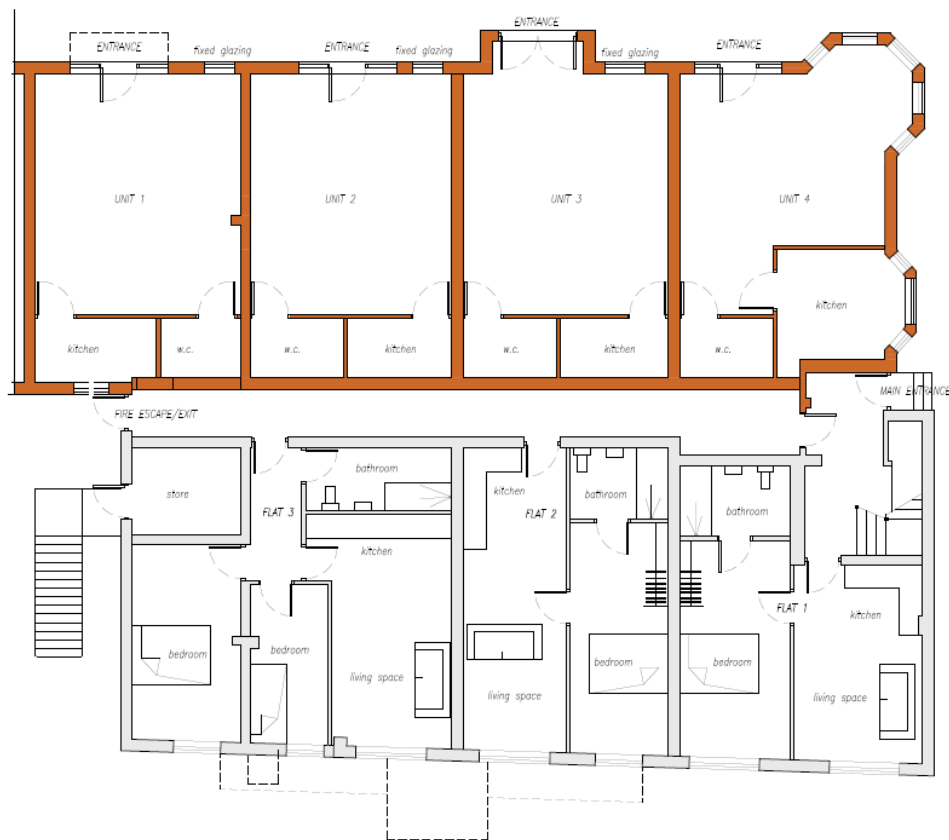


existing north elevation

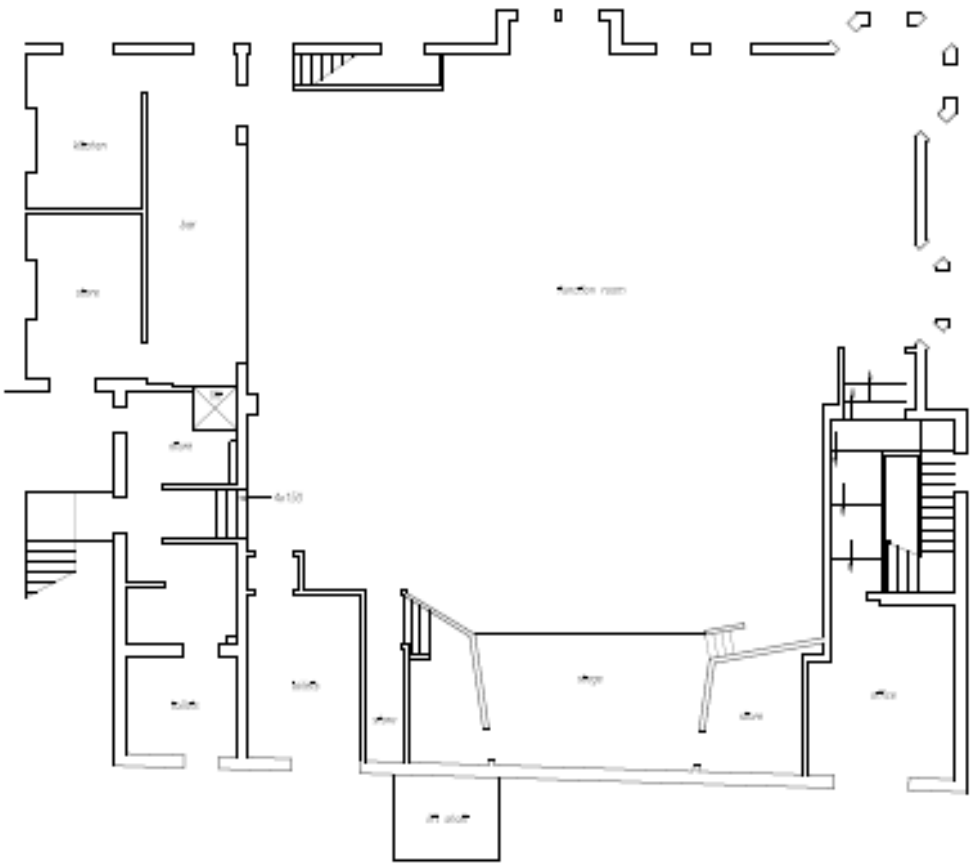
Floor Plans



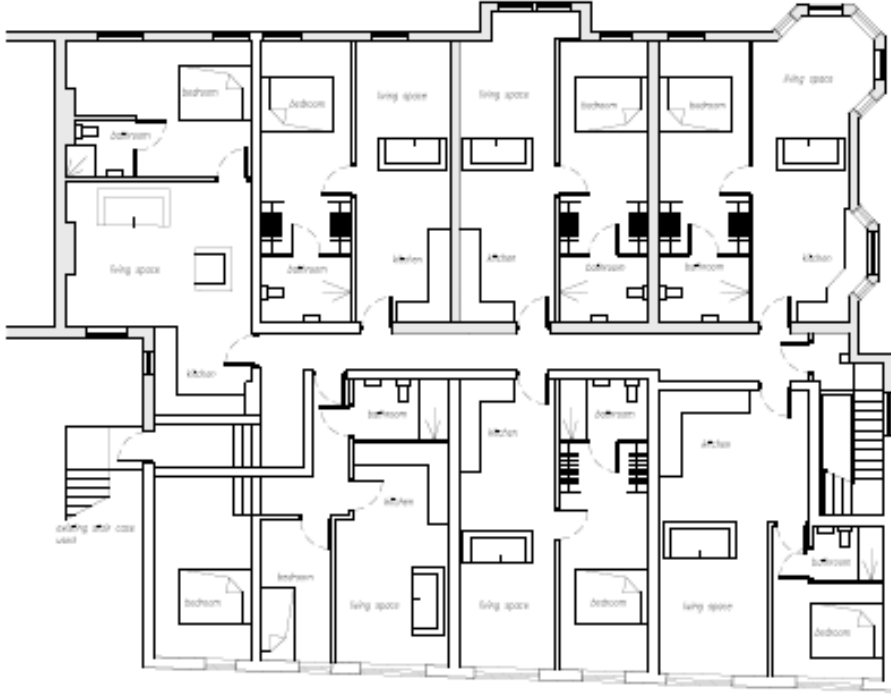
existing ground floor plan



proposed ground floor plan - mixed use of shop



existing first floor plan



proposed first floor plan

Site Photos











Consultee Comments

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 call me on the number 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

keri.monger@environment-agency.gov.uk

Direct Dial: 020 847 48545 | Team Dial: 020 302 53536 | Mobile: 07468 701818

Working days: Monday to Friday

Consultee Comments for Planning Application

2019/0044/FUL

Application Summary

Application Number: 2019/0044/FUL

Address: 241 - 247 Monks Road Lincoln Lincolnshire LN2 5JT

Proposal: Conversion of building to form 4 units (A1 - Retail or A2 - Financial & Professional Services) and 10 apartments, including external alterations and associated works.

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

OBJECTION: We feel that whilst it is good to see a vacant property put back into use, we are concerned that proposed development and usage will lead to a number of problems.

1. The proposed commercial use of the Monks Road side of the property with no car parking at all in the area and no provision for deliveries has to be considered.
2. With the current state of the retail industry, we have difficulty seeing how more provision of commercial and retail is going to work.
3. It is accepted that more residential provision is required but the number of apartments proposed is too great and with the lack of car parking, is set to cause more problems in the area.
4. The rear first floor flats will be overlooking the houses on Tennyson Street and Coleby Street and hence the loss of privacy should be considered.



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. 2019/0044/FUL

4th February 2019

Our Ref: PG//

Development & Environmental Services
City Hall, Beaumont Fee
Lincoln, LN1 1DF

241-24, Monks Road, Lincoln, Lincolnshire, LN2 5JT,

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.

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 2016 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.

External doors and windows

The potential for unwanted guests will be a consideration at this location and therefore robust measures should be installed to ensure the security and safety of residents. Access may be gained via the shown entrances and the risk of 'follow through' entry gained. I would recommend that an air-lock style entrance vestibule is incorporated into the design (to help prevent unauthorised follow through access) commensurate with an access control system, with an electronic door release, and visitor door entry system that provides colour images, and clear audio communications linked to each individual unit. Under no circumstances should a trade person release button or similar uncontrolled access method be used.

An Industry standard approved CCTV system should be installed covering all communal points of entry and lobby areas. This system must be able to capture and record all persons using the entry system.

Should it be considered appropriate a police response monitored system to with installation to EN 50131-1, (PD6662 Scheme for the implementation of European Standards), or BS 8418 for a detector activated CCTV system.

The secured by design requirement for all dwelling external doors is PAS 24:2016 or Bespoke equivalent (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. **All ground floor windows should have window restrainers and effective locking systems.**

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.

Under no circumstances would I recommend the use of a 'Trade-man's Button' or other form of security override.

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.

Cycle Storage Structure (if to be included)

Generally pedestrian access doors-sets to commercial units should be certified to LPS 1175 security rating 2. The access controlled door should be designed in such a way that the hinges and door-sets are of a non-lift nature and non-tamper proof. The door locks must be operable by way of a thumb screw turn to avoid any person being accidentally locked in the cycle storage area.

Lighting within cycle storage area; automatically activated passive infra-red lighting should be considered rather than permanent lighting to which other users become accustomed and therefore activation would not draw any attention. Lighting units should be vandal resistant energy efficient light fittings.

Bin Storage

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

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

Please refer to *Commercial Guide 2015 & 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.
Force Designing Out Crime Officer (DOCO)

2019/0044/FUL

Witham 3rd 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

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



To: Lincoln City Council

Application Ref: 2019/0044/FUL

With reference to this application dated 18 January 2019 relating to the following proposed development:

Address or location

241 - 247 Monks Road, Lincoln, Lincolnshire, LN2 5JT

Date application referred by the LPA
29 January 2019

Type of application: Outline/Full/RM/
FUL

Description of development

Conversion of building to form 4 units (A1 - Retail or A2 - Financial & Professional Services) and 10 apartments, including external alterations and associated works

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)

HI08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 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

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;

- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction, including drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: 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 during construction and to ensure that suitable traffic routes are agreed.

Case Officer:

Becky Melhuish

for Warren Peppard

Flood Risk & Development Manager

Date: 12 March 2019

Neighbour Comments



Mrs R Wonnacott
120 Monks Rd
Lincoln
LN2 5PQ
14.2.2019

Dear Sir

I am writing to object to the development of 241 - 247 Monks Rd. My biggest concern is if you allow 10 apartments what is going to happen about parking due to the council allowing so many family homes to be turned into HMOs, we live across the road from the proposed development and we some times have to park at least 4 street away from where we live, when we do manage to park our cars are being damaged. My husband has had to replace 2 wing mirrors my son has had to replace a front bumper which was ripped off by someone trying to reverse down the road.

I am also concerned that if you allow them to put shops + offices across the road there is no parking as it is a bus stop.

I would also object as the apartments would look straight into our bedrooms and living room.

Yours Faithfully

Comments for Planning Application 2019/0044/FUL

Application Summary

Application Number: 2019/0044/FUL

Address: 241 - 247 Monks Road Lincoln Lincolnshire LN2 5JT

Proposal: Conversion of building to form 4 units (A1 - Retail or A2 - Financial & Professional Services) and 10 apartments, including external alterations and associated works.

Case Officer: Lana Meddings

Customer Details

Name: Mr Robert Taylor

Address: 237 Monks Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is at saturation point with far too many multi-lets and HMO properties with a consequential problem with car parking, litter in the streets, fly tipping and loss of community identity. This proposal should as a minimum requirement provide off street parking for each apartment i.e. 10 parking spaces for 10 apartments. I note that the rear of the property is to be altered with extension and loading dock demolition which should afford some additional parking to that shown.

The previous occupiers of the property removed 'screening' fencing to the boundary fence adjoining 239 Monks Road. This also led to a loss of privacy to the rear of our property and should be reinstated. Access to the car park and rear of the property should be gated from Tempest Street to avoid nuisance trespass with some form of tenant only lock/key pad control Adequate and secure waste bin/recycling should be provided so as not to cause nuisance to neighbouring properties.

The possible retail units will cause problems with parking on Monks Road as there is a bus stop and no parking or waiting extending from Tempest Street to our front gate. This will result in vehicles stopping in front of our property with consequential noise and further problems for us in accessing the front of our property with our own deliveries etc. We cannot therefore support this aspect of the proposal.

Tel: 01522 525268



GORDON GILLICK

3 Tempest Street
Lincoln
Lincs.
LN2 5NB

Mr K. Manning,
Directorate of Communities & Environment,
City Hall,
Beaumont Fee,
Lincoln
LN1 1DF

Your Ref: **2019/0044/FUL**

26th February 2019

Dear Sir,

Re: 241-247 Monks Road, Lincoln LN2 5JT

I write with reference to the application for Planning Permission to develop the above-named property into either 10 apartments, or several apartments plus 4 commercial businesses; ***and to ask the Council to refuse Permission for this development as it currently stands.***

But first of all I wish to point out that the Plans made available for public scrutiny were confusing and wholly inadequate, i.e. they labelled 7 flats on the 'Ground' rather than the FIRST Floor. Neither were there any internal measurements for each of the 10 apartments that would allow a judgement as to whether or not they were commensurate with acceptable standards of living.

My attempt to obtain clarification of these details from staff at City Hall met with no success: there were no other plans or details to inspect; and as there had been no site inspection, there was no further information available either.

However, the Plans that do exist have given me sufficient cause for concern on the following grounds: (A) Highway safety and congestion (B) Overcrowding

(A) Highway safety & congestion

Tempest Street / Monks Road and neighbouring streets.

The proposed development makes provision in its courtyard facing Tempest Street for just **seven** parked vehicles. This is a wholly unrealistic number for the tenancies of 10 apartments and 4 commercial businesses. The overspill will therefore be obliged to seek parking spaces elsewhere. There are, however, no car parks in the neighbourhood. Moreover Tempest Street is already overcrowded, with residents, visitors and tradespeople competing on a daily basis for scarce on-street parking along one side of the road, and frequently having to resort to parking half way across the pavement on the other side.

Therefore the already existing shortage of parking space in this area will become intolerable, and even dangerous, by the introduction of such a large number of additional residents and vehicles.

(continued.....)

(A) Highway safety & congestion (cont...)

During the morning and afternoon rush hours, both Monks Road and Tempest Street are extremely busy with two-way traffic. In the case of Tempest Street, however, its two-way traffic is further congested by being restricted to only one lane, due to its on-street parking. This already poses something of a daily hazard to all the adults and children crossing the top end of Tempest Street along Monks Road, going to and from Monks Abbey Primary School and the shops/post office nearby.

The proposed development, with its vehicular access on to Tempest Street, has minimal turning space within its courtyard. Therefore some of the cars may have to exit BACKWARDS on to Tempest Street, a highly dangerous manoeuvre, especially at peak times, which will most certainly exacerbate the current traffic congestion and hazard.

The Monks Abbey Recreation Ground runs alongside Tempest Street. It is a very popular play area, much used by children and adults throughout the year, especially after school, at weekends and during the holidays. To enter its Tempest Street gate, children who live in the street have to cross the road between parked cars, which is always highly risky for them.

The proposed development will increase the volume of two-way traffic in Tempest Street, and therefore increase the hazard to younger residents in particular.

B) Overcrowding

There is a need for rented accommodation in Lincoln, and property developers have not been slow in providing it. Some landlords, however, have sought to increase profits from their investment by minimizing each individual living space so as to maximize the number of tenants. Rented accommodation in Tempest Street and all the other nearby streets, including Monks Road, consists of a high proportion of multiple-occupancy tenancies for migratory workers, as well as some families and older people. Too many of these properties, including those surrounding the proposed development, demean the tenants' quality of life in cramped, overcrowded, unsanitary and uncared for accommodation, as even a cursory observation of over-filled bins and the squalor of uncollected rubbish in back yards and front gardens and on the pavements beyond, will confirm.

The proposed high-density development of 10 apartments and 4 commercial businesses, in the midst of this already sadly neglected area of the city, will undoubtedly depress it still further, to the absolute detriment of all who live hereabouts.

The proposed development is for multiple single-tenant occupancy on a significant scale. Indeed, it has much in common with a students' halls of residence, or even a bail hostel.

In short, its scale and nature is wholly inappropriate in this residential area.....and would certainly not be deemed acceptable in the wealthier areas of the city.

Had the developer proposed only 4 or 5 apartments within the entire property, each of generous and humane proportions, suitable perhaps for couples and young families, then I would have had no objections. As it is, the present proposal reeks of profiteering at the expense of decent, civilised living and social harmony.

Mrs Sally Brien 74 Winn Street Lincoln Lincolnshire LN2 5EX (Objects)

Comment submitted date: Mon 18 Feb 2019

Wrong place for further apartments parking is terrible around this area anyway and issues with drug users etc that are reported and not followed up

Mr Darren Brien 74 Winn Street Lincoln Lincolnshire LN2 5EX (Objects)

Comment submitted date: Mon 18 Feb 2019

Already a very over populated area this will only add to problems for the area specially with a school nearby

**Mrs Tracey Lucas 14 Tower Flats Lincoln Lincolnshire LN2 5QJ
(Objects)**

Comment submitted date: Mon 18 Feb 2019

I believe that there are already too many flats on Monks Road, the parking is extremely difficult at the moment anyway. This property should be used for its current purpose as a public house / community centre for all the surrounding houses. I know many people who wish the place to be re-instated as a club for the benefit of all the community, to provide events , a place to meet, drink and get together. It is a shame that this building being as old as it is, will be turned into properties who's tenant will have no knowledge of its history and what the building provided to the community over the last 100 years. Councillors should be proposing to keep this club open not change it!