

CITY OF
Lincoln
COUNCIL

Chief Executive & Town Clerk

City Hall, Beaumont Fee

Lincoln, LN1 1DB

Telephone: (01522) 873387

Facsimile: (01522) 542569

Website: www.lincoln.gov.uk

Minicomms: (01522) 873693 - Reception

**TO ALL PLANNING COMMITTEE
MEMBERS**

Democratic Services are dealing with this matter

Direct Line: (01522) 873387

E-Mail: democraticservices@lincoln.gov.uk

Date: 16 March 2018

**PLEASE NOTE THIS PLANNING COMMITTEE WILL BE HELD
ON A THURSDAY**

PLANNING COMMITTEE - THURSDAY, 22 MARCH 2018

Dear Councillor,

Further to the previously issued agenda for the Planning Committee meeting of Thursday, 22 March 2018, please find attached the following additional papers.

- (c) 1-4 Cornhill Pavement and 7-8 Sincil Street, Lincoln (Pages 3 - 32)
- (d) Site Of Former Wildlife Public House, Birchwood Avenue, Lincoln (Pages 33 - 74)
- (e) Grantham Street Car Park, Grantham Street, Lincoln (Pages 75 - 146)
- (f) Land Adjacent To The Myle Cross Centre, Macaulay Drive, Lincoln (Pages 147 - 172)

If you require any further information please feel free to contact me using the information provided above.

Yours faithfully,

A. Hewson

Democratic Services Officer

This page is intentionally blank.

Application Number:	2017/1500/FUL
Site Address:	1-4 Cornhill Pavement And 7-8 Sincil Street, Lincoln.
Target Date:	24th March 2018
Agent Name:	Lichfields
Applicant Name:	The Lincolnshire Co-operative Ltd
Proposal:	Demolition of 1-4 Cornhill Pavements and 7-8 Sincil Street to facilitate the erection of a new building to provide new Class A1 (retail), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments) and Class D2 (leisure) uses; and other associated works

Background - Site Location and Description

Application is for planning permission for the erection of a new building to house a cinema (D2), and 5 no. retail (A1), financial and professional services (A2), restaurant uses (A3) and drinking establishments (A4).

The existing buildings at 1-4 Cornhill Pavements and 7-8 Sincil Street are to be demolished to accommodate the new development.

The site is located within the Cathedral and City Centre Conservation Area No.1 and the 'Primary Shopping Area' as identified in the CLLP.

The application has been subject to some pre application discussion with Officers and Historic England, whilst revisions have been made to the scheme further to the receipt of the application.

The scheme is the latest part of the wider redevelopment of 'The Cornhill Quarter' by the Co-op which stretches from the River Witham to the North, and Tentercroft Street to the South. The scheme to date has involved the refurbishment of the grade II listed Corn Exchange and the on-going alteration and extension of no's 30-35 Sincil Street (2015/0381/F) and in conjunction with the City Council, the recently completed new multi storey car park and transport interchange and Central bus station.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 19th February 2018.

Policies Referred to

- Policy LP1: A Presumption in Favour of Sustainable Development
- Policy LP26: Design and Amenity
- Policy LP31: Lincoln's Economy
- Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
- Policy LP25: The Historic Environment
- National Planning Policy Framework

Issues

- Local and National Planning Policy
- Effect on visual amenity
- Setting of adjacent listed buildings
- Character and appearance of the conservation area
- Highway safety
- Archaeology
- Lighting
- Fume Extraction
- Land contamination

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Councillor Chris Burke	No Response Received
Councillor Sue Burke	No Response Received
Councillor Helena Mair	No Response Received
Highways & Planning	Comments Received
Environmental Health	Comments Received
Shane Harrison	No Response Received
Lee George	No Response Received
Anglian Water	No Response Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Paul Carrick	No Response Received

Licensing Manager	No Response Received
Lincoln Civic Trust	Comments Received
Historic England	Comments Received
Lincolnshire Police	No Response Received

Public Consultation Responses

No responses received.

Consideration

The Proposal

The proposal is for the erection of a new building to contain shops and café/restaurants across 5 no. double height ground floor units and a cinema and associated restaurant and roof terrace at second floor. Ground floor access to the cinema is to be taken from Sincil Street. A small 4th floor is also created with staffing area and bar storage.

At the rear, the new building will extend further within the current service yard of the site than the present Cornhill Pavement buildings. This will involve the demolition of the rears of adjacent 14 and 15 Sincil Street. The demolition and extension of the rears of 14 and 15 Sincil Street was approved under 2017/0064/FUL. A non-material amendment application for a revised scheme for the extension of these properties has also been submitted. The application proposes extensions shorter in length than previously approved in order to accommodate the rear of the new cinema building. (2018/0285/NMA).

Dedicated plant and bin store areas are located within the building at the rear of the property with direct access to the service yard.

A Design and Access statement and a Heritage, Townscape and Visual Impact Assessment (HTVIA) have been submitted with the application which consider the effect of the proposals on Lincoln's townscape, visual amenity and heritage assets which may be sensitive to change. The Statement identifies that whilst the Eastern side of Sincil Street is predominately made up of unlisted, 2-3 storey 19th Century commercial buildings in generally red brick and clay roof tile, the western side of Sincil is more varied.

At the centre of Sincil Street with the junction of Cornhill Pavements, a square is formed flanked by the listed Exchange Arcade to the west and Corn Exchange to the North. Both buildings are grade II listed. The South side of the square is however bounded by the 20th Century buildings at no's 1-4 Cornhill Pavements and 7-8 Sincil Street. Built in the 1980's, it is considered that the architectural style and materials of these 2 storey buildings detract from the overall character of the area.

Works to improve the public area have already begun with improvements made to the hard landscaping around the recently completed Corn Exchange building. It is planned that these works will extend out to include the entirety of the public realm within the Cornhill area and along Sincil Street. The proposal is to use a unified palette of quality materials to reinforce the identity of the area and the new public square that will be created between the Corn Exchange, Exchange Arcade and the new cinema building proposed as part of this application.

Local and National Planning Policy

The proposed development is in accordance with Policy LP31 of the CLLP, in that the proposal will support the strengthening of Lincoln's economy, by enhancing the overall offer that Lincoln provides, enhancing Lincoln as a key destination for tourism and leisure, and as a significant provider of retail services. The proposal also "enhances the quality, attractiveness, character and assets of Lincoln and the City Centre in particular". The CLLP states development whilst being important, "not being at the expense of the City's unique heritage and environment which should continue to be protected and enhanced."

The redevelopment of Cornhill Pavements is considered to be an important part of the overall redevelopment of the Cornhill area, where the sensitive refurbishment of the listed buildings is key and forms the focus of the area. The demolition of the existing poorly designed and incongruous buildings is therefore considered to be in accordance with local planning policy.

Similarly local plan policy LP33 states that development should not exacerbate the City's traffic problems. The site is located in a highly sustainable location, being within the heart of the city centre and adjacent to public transport links at the railway station and the recently completed Central Bus Station and car park.

The Lincoln Townscape Assessment

The Lincoln Townscape Assessment states that the Sincil Street area which includes the application site, "is a busy commercial area and public space in the city". The Character Area "is composed of large urban blocks, which extend outside the area, integrating the area with those surrounding it. "Building density is high and building scales varies, broadly decreasing away from High Street". "Narrow pedestrianised streets/ footpaths and taller building height along Sincil Street.... and around Cornhill all result in a high sense of enclosure".

The Assessment describes the " modern buildings' along the south side of Cornhill are constructed in heavy block-like style and are of steel or reinforced concrete construction with brick walls laid in stretcher bond." Modern shop fronts have low solid to void ratios with large shop windows above low brick stall risers. Fascia's are generally narrow and mounted onto the front of the building or set back within shallow porches or below projecting first floors. First floors have high solid to void ratios with infrequent square casement windows. Plain decoration. The variation on style and material produces an incoherent streetscape in many places.

The assessment also goes on to state that "the three markets strongly influence the character of the area". Streets in the Character area are described as "cluttered and often incoherent in character", while views are limited to "distant views" of the North escarpment and the castle visible from the southern end of Sincil Street. Views of the Cathedral are partially obscured by Thorngate house on Broadgate.

Proposed Demolition

The application proposes the demolition of no's 1-4 Cornhill pavements and 7-8 Sincil Street. These two storey red brick and monopitched pantile roofed buildings were built in the 1980's, and replaced a series of Victorian shops and market buildings.

The buildings are considered to be of little architectural merit and do not contribute to the visual amenity of the area or the wider conservation area. The scale, form and architectural design of the properties appears incongruous when viewed against the other built form within the area, including the two listed properties of the Corn Exchange and Exchange Arcade and the traditionally proportioned properties on Sincil Street.

The Cornhill Pavement properties project into the street and also cut short views and activity from High Street to the Cornhill. The forward positioning of the group of existing units also encroaches upon the formation of the proposed public square which forms part of the wider masterplan for the area and the aim of creating a well-designed and functional public space. The forward building line of Cornhill Pavements also infringes upon the setting of the adjacent grade II Exchange Arcade. The proposed development will afford greater space around the Exchange Arcade thereby improving the setting of this listed building. The current units also present areas of blank brick frontage at ground level which prevents active street frontages.

With regard to local and national planning policy guidance, the proposal is in accordance with LP25 of the CLLP in that the application has within the Design and Access Statement and the Heritage Townscape Assessment, taken account and considered the effect of the demolition of the existing buildings and the proposed scheme on the setting of the adjacent listed buildings and conservation area.

LP25 states that "Development proposals that affect the setting of a listed building will be supported where they preserve or better reveal the significance of a listed building." LP25 also states that the effect of a proposed development on the character or appearance of a conservation area is always a material consideration and as a minimum requires all proposed development to either preserve or enhance that character or appearance.

LP25 states that "proposals should retain historic building lines and ground surfaces, retain architectural details that contribute to character and remove features that are incompatible with the Conservation Area. Reinforce local distinctiveness with reference to height, massing, scale and materials and assess and mitigate against any negative impact the proposal might have on townscape, roof scape, skyline and landscape".

It is considered that the demolition of the existing buildings at Cornhill Pavements, would not be harmful to the character or appearance of the conservation area. This application also proposes a scheme of redevelopment and therefore avoids an undesirable gap being created in the street scene further to demolition.

The proposed re development of the site, better acknowledges the creation of a public square in this area, established street frontages and will allow better physical and visual connections with the wider area and sightlines from the High Street.

Proposed Cinema Building

The cinema building will bring enhancements to the area over the existing Cornhill

Pavement built form. The position of the new cinema building has been set back from the existing building line, therefore enabling the new frontage to be in line with that of the remainder of this Southern side of Cornhill. The realignment will also reflect the position of the Corn Exchange opposite further to the recent demolition of the modern extensions and back to the original built form. Views between the High Street and Sincil Street will as a result, be greatly improved by the proposals.

The realignment of the building will also create the final 'side' to the new public space stretching from High Street to Sincil Street with the listed Exchange Arcade sitting in the centre.

The Design and Access Statement identifies that Sincil Street has in recent times suffered from the retail offering being within small, older properties generally 3 storey's in height which aren't attractive options for many potential tenants. The provision of a new development here will also enable the provision of larger shop and leisure units within the area, which are considered to be a more attractive offering in terms of bringing uses and tenants into the area.

As submitted, the application proposed a building 25.8m high with the South Western fire escape stair tower being slightly higher at 26.7m.

Negotiations to the proposal have secured revisions further to concerns being raised by Historic England regarding the height and massing of the rear of the building, when viewed in particular from St. Mary's Street.

The upper floors of the cinema building are a series of setbacks to lessen the overall massing and impact on views from the street and to enable the creation of an outside terrace café which maximises views towards the Cathedral.

Given that the new building will house a cinema, there are certain size/height requirements that are required as a minimum, however the revised plans have reconfigured ceiling heights where possible and structural depths, whilst the third floor has been lowered by relocating the cinema staff areas away from this level to the first floor. The silhouette of the block has been broken up by lowering the stair block to the east and the roof lowered by removing the parapet. Small projecting cooling fan vents are also now expressed as 'modern' chimneys to again break up the roofline, enabling the overall height of the building to be lowered in order to address the concerns of both HE and the Civic Trust.

The amended scheme has significantly reduced the overall height of the building and in particular the rear of the building and altered the roofscape. I am of the opinion that the amendments made have addressed the initial concerns of Historic England.

The Civic Trust also raised objections to the application based on the original, as submitted plans. Concerns raised regarded the height of the structure and the materials to be used and that the modern design may detract from the established area and the adjacent Corn Exchange building which the Trust states should be the primary building in the area. Again, these concerns have been addressed by the revised proposals, proposing a significantly lower building than originally proposed and a revised palette of materials, particularly to the treatment of the roofline to help the new building assimilate into the established street scape and skyline.

I do not consider that the new cinema building will detract from the historic Corn Exchange

being the dominate building within the area. The proposed cinema building is of a relatively simple design to complement the listed building opposite and proposes a palette of materials to reflect those used on the successful refurbishment of the Corn Exchange. The new cinema building is positioned further from the Corn Exchange than the existing buildings on site and provides the opportunity to create a public space with the listed Corn Exchange and Exchange Arcade buildings as the main focus.

The palette of materials is proposed to be red brick with stone string course, powder coated Aluminium fascia's and recessed cladding panels, powder coated aluminium framed glazing system all in dark bronze to reflect the material used at the Corn Exchange. A glass balustrade with powder coated aluminium handrails also in dark bronze. The roof material has been revised to a standing seam Zinc façade cladding in grey. It is expected that the panels will be in 450mm wide panels with a standing seam, in a regular formation across the roof, reflecting the wider city roof scape.

Effect on Views

Policy LP17 is relevant. The application has included a sketch up model which demonstrates how the proposal will sit within a series of key views within the vicinity of the development.

The revised sketch up proposal shows a significant difference between the 'as submitted' proposal and the now revised scheme.

The principle change to views is from the South. Of concern initially was the rear view of the new cinema building when viewed from the vicinity of the Central Railway station and St. Mary's Street. Due to the height and scale of the building, the upper part of the cinema is seen beyond the roofline of buildings fronting St. Mary's Street.

The revised plans demonstrate that the overall height of the building has been lowered by approx. 1.3m to the Northern elevation facing Cornhill and approx. 3m towards the southern elevation viewed from St. Mary's Street. The main roof (adjacent to Cornhill) has therefore been reduced from AOD 25.825 to AOD 24.500. The revised plans and sketch up clearly show the difference that the reduction in the overall height and massing of the building has made on this view, which takes in both Sincil Street and the Cathedral beyond. The revised plans and sketch up model show that the proposed building will now appear lower in height than the nearby new Lincoln Central car park, again another initial concern of HE.

Revising the roof design to be expressed as a mono pitched roof also has the advantage of minimising both its impact from distant views from the historic hillside and closer distance from the South where the eaves of the cinema are lower with the roof to slope upwards away from St. Mary's Street.

The revised Heritage and Townscape Assessment undertaken by the applicant concludes that the visual effect on townscape of the amended proposal as viewed from St Mary's Street has reduced from 'moderate to minor adverse'. The Assessment states that 'given the majority of beneficial visual affect in townscape, the proposal is considered to be a positive replacement.'

The revised plans have also included indicative proposals for 'Block B' which forms part of the wider masterplan for the area and will sit on the corner between Sincil Street and St.

Mary's street. Whilst the plans for Block B are very much indicative at this stage, its inclusion on the drawings provides an indication of how this building will sit in front of the rear of the new cinema building and help mitigate views from St. Mary's Street and the grade II listed Central Station.

Archaeology

Discussions between the agent and the City's Archaeologist have been on-going during the course of the application. An initial evaluation has been undertaken and indicative sub structure schematic and foundation design submitted. A full mitigation strategy/WSI is being undertaken and will need to be conditioned, along with the submission of the final foundation design.

Lighting

As with the refurbishment of the Corn Exchange opposite, a lighting scheme for the new cinema building is proposed. Details of the lighting scheme are not yet finalised and will therefore be subject to a condition prior to installation on site. No objections are raised however to the principle of a sensitively designed lighting scheme which will complement the adjacent listed buildings and add to the creation of a welcoming public realm.

Fume Extraction

The proposal has been considered by Environment Health. Given that the units created are for a mix of commercial uses including A3, kitchen extraction is likely to be required, depending on the end users. Environmental Health has therefore requested that a condition is included requiring the details of any kitchen extraction systems prior to their installation, in order to assess the level of noise and odour emitted and effect on adjacent properties, and the external location and appearance of the equipment.

Highways

A transport assessment has been submitted with the application and the proposal has been considered by the Highway Authority. No objections are raised by the County Council with regard to highway safety or as the Lead Flood Authority. A condition has been requested for a detailed design of the glass balustrade to the outside terrace in order to prevent objects from falling onto the public realm below.

No objections has been received from the Witham Internal Drainage Board.

No responses have been received from neighbours or the general public.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The cinema development is another step towards the refurbishment of the wider Cornhill Quarter, following on from the recently completed Corn Exchange building and the redevelopment works currently taking place to properties at 30-35 Sincil Street. This development is crucial to the creation of a public square within the area and in improving visual links with the High Street. The development will also help to encourage activity both during the day and evening.

The proposal has been revised in order to address initial concerns regarding scale and height and the effect on particular views within the area. The revised proposal is considered to be a good modern design which respects the architectural character of the area and the setting of the adjacent listed buildings. The proposal will contribute to the character and appearance of the conservation area and is therefore in accordance with both local and national planning policy.

Application Determined within Target Date

Yes.

Recommendation

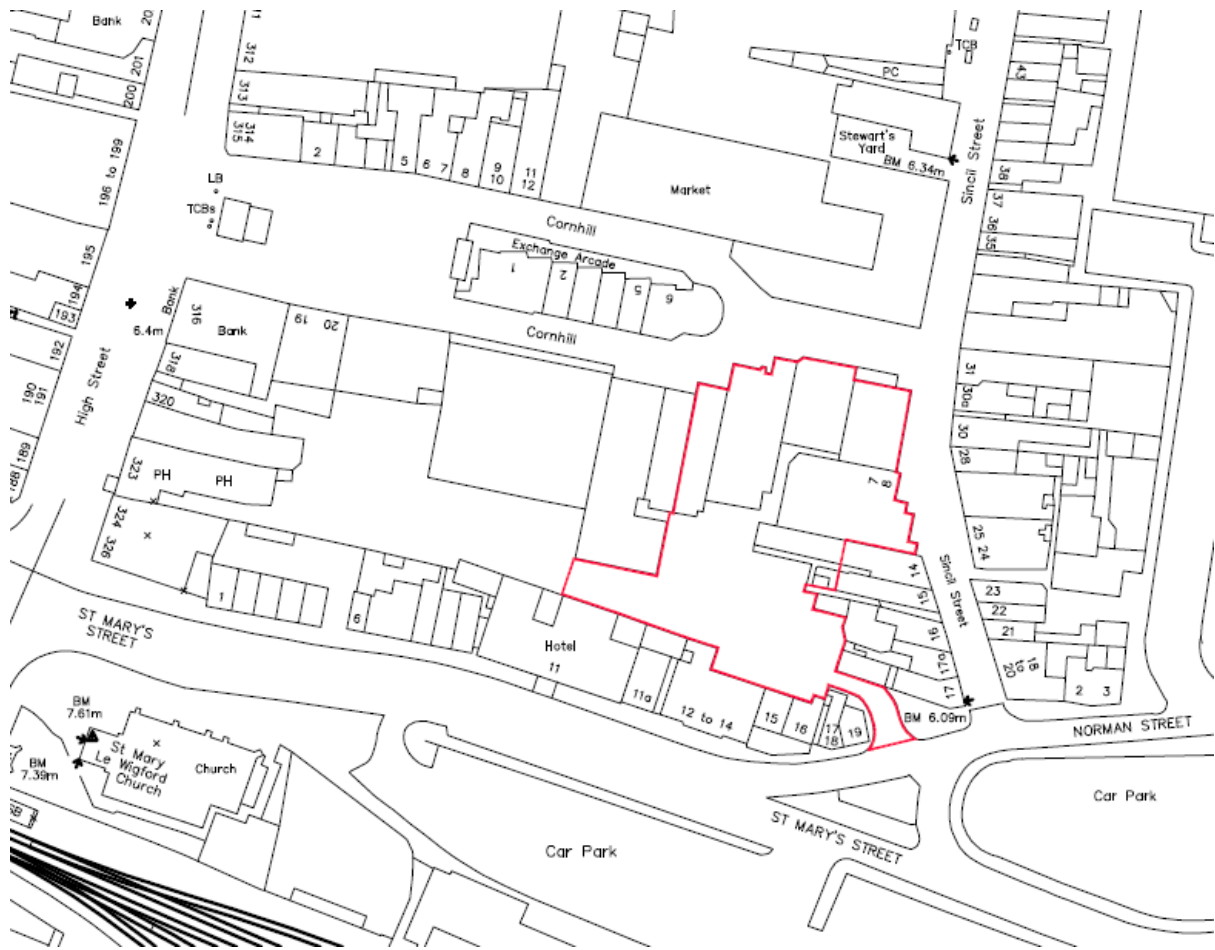
That the application is granted conditionally.

Conditions

- 1) 3 years
- 2) Drawing numbers
- 3) Lighting scheme
- 4) Materials
- 5) Archaeology
- 6) Design of balustrade to prevent items falling onto highway below
- 7) Land contamination
- 8) Extraction equipment

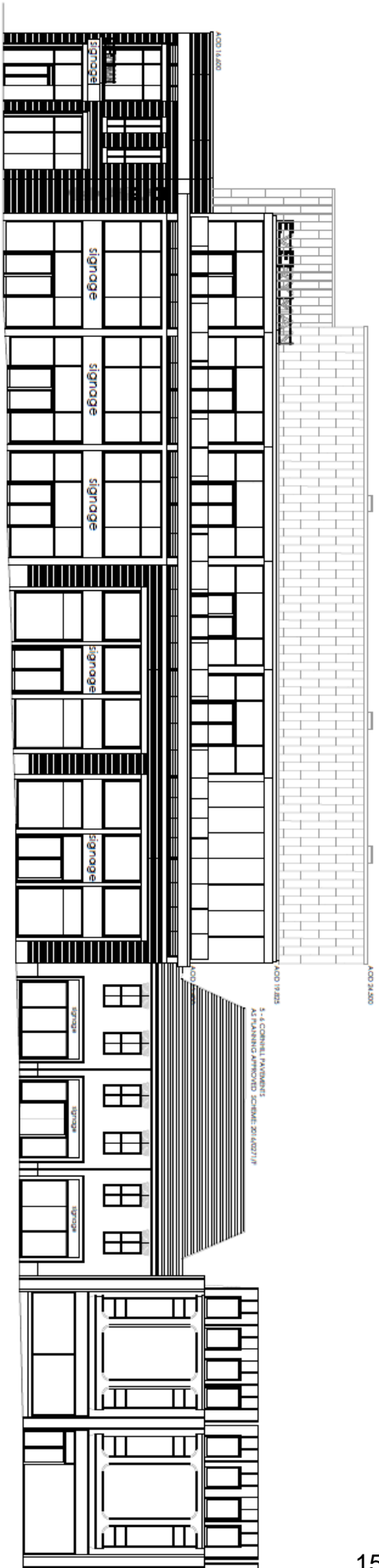
This page is intentionally blank.

Proposed Block C, New Cinema, Cornhill Pavements 2017/1500/FUL

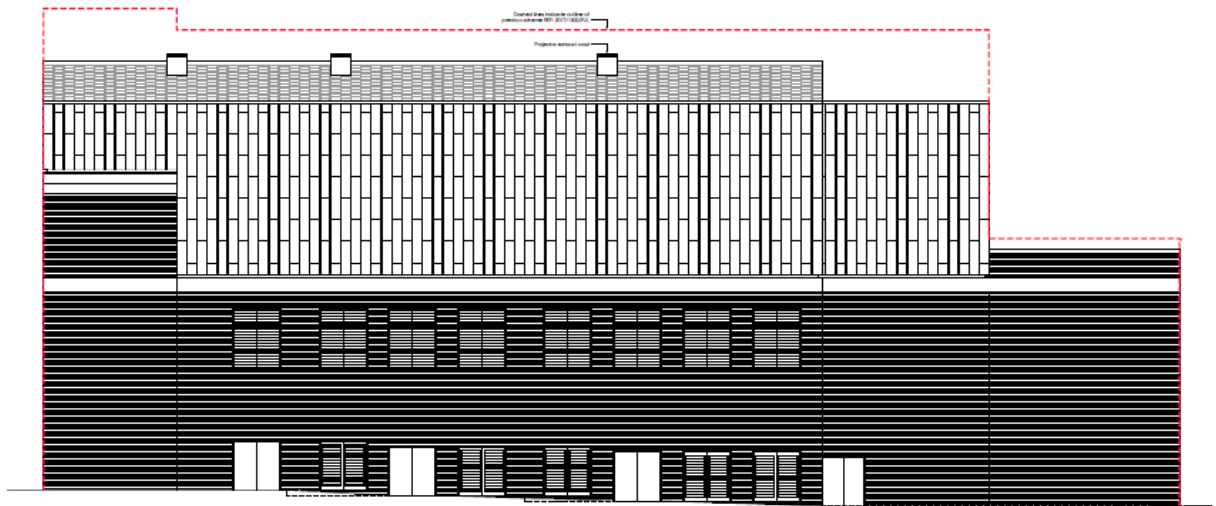




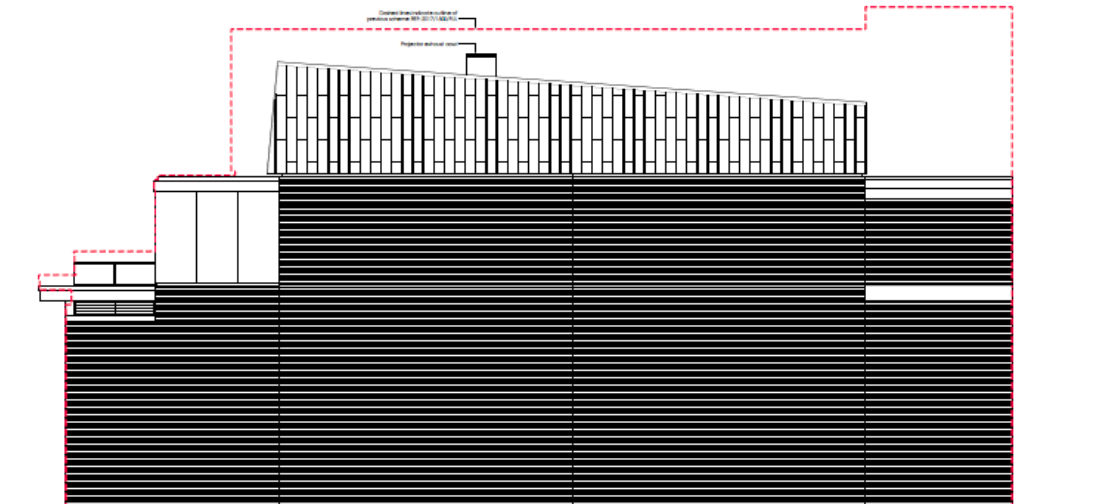
PROPOSED STREET SCENE VIEWED FROM SINGIL STREET



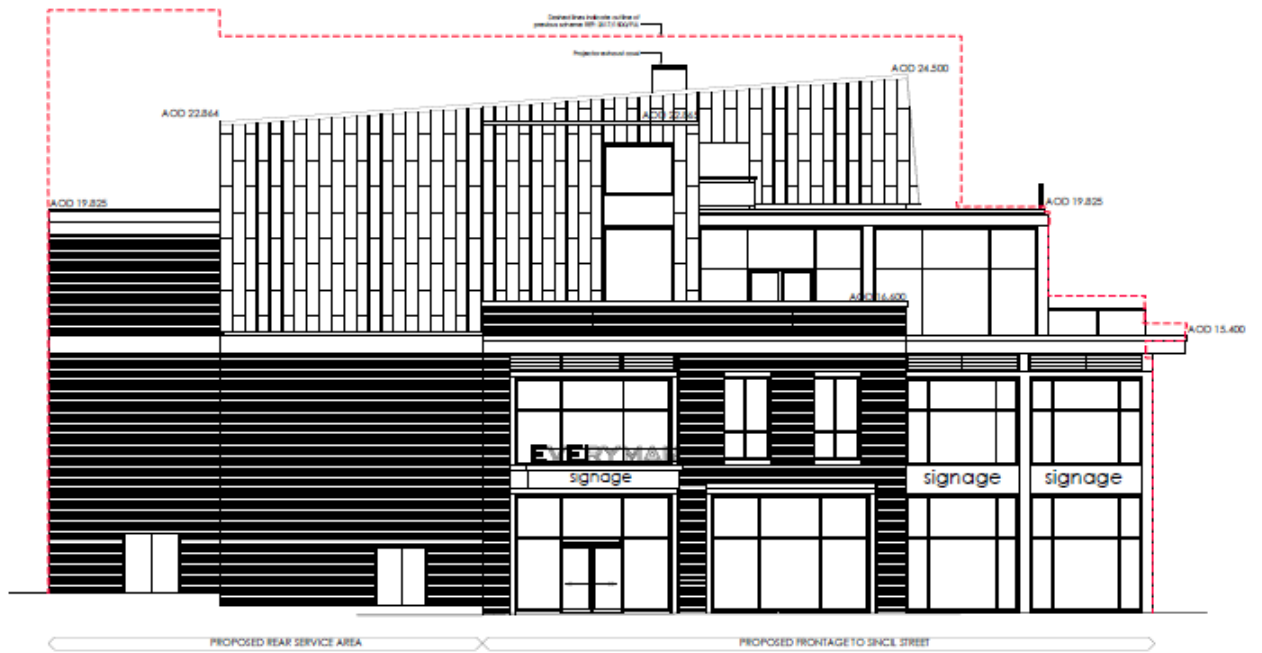
PROPOSED STREET SCENE VIEWED FROM CORNHILL PAVEMENTS



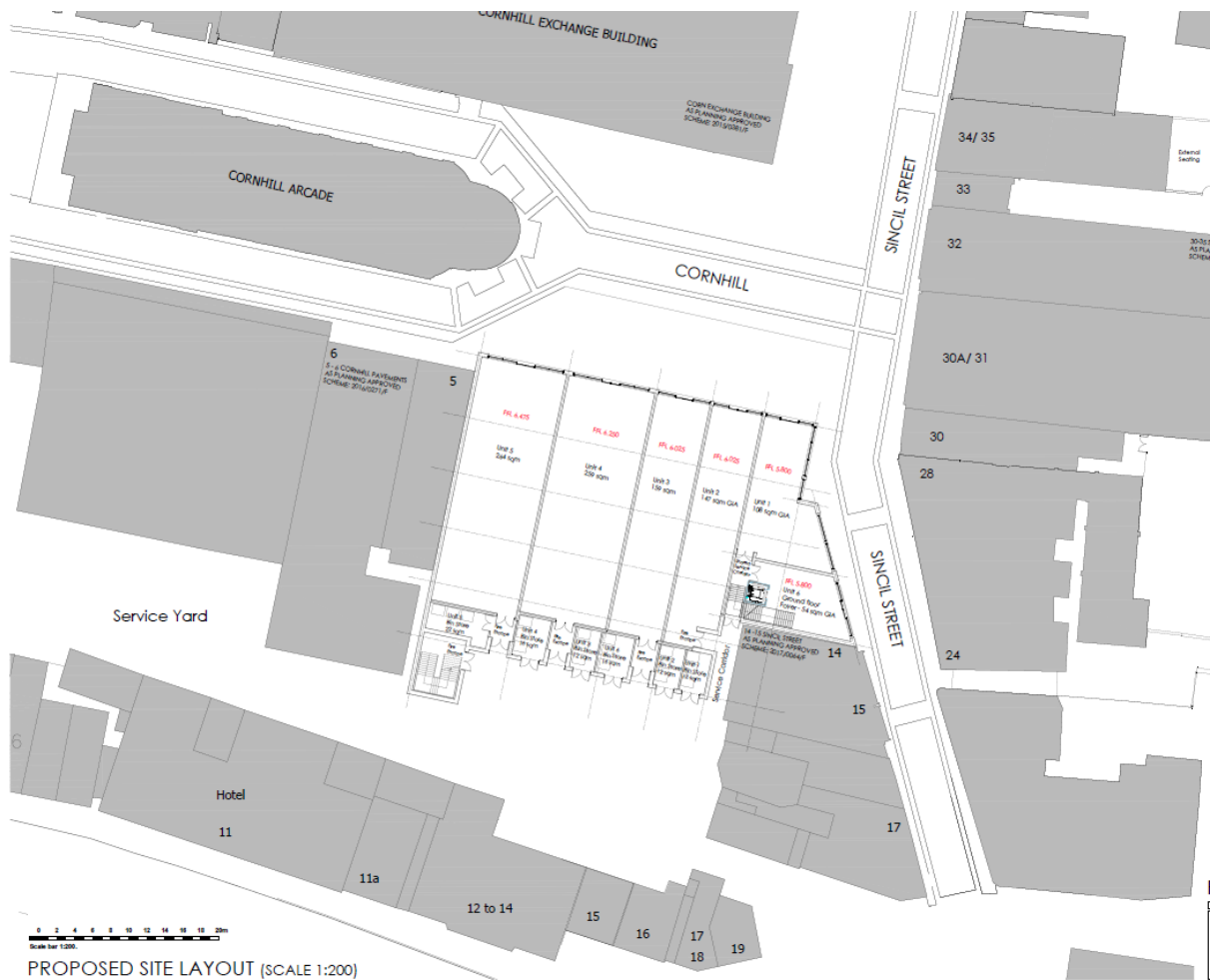
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

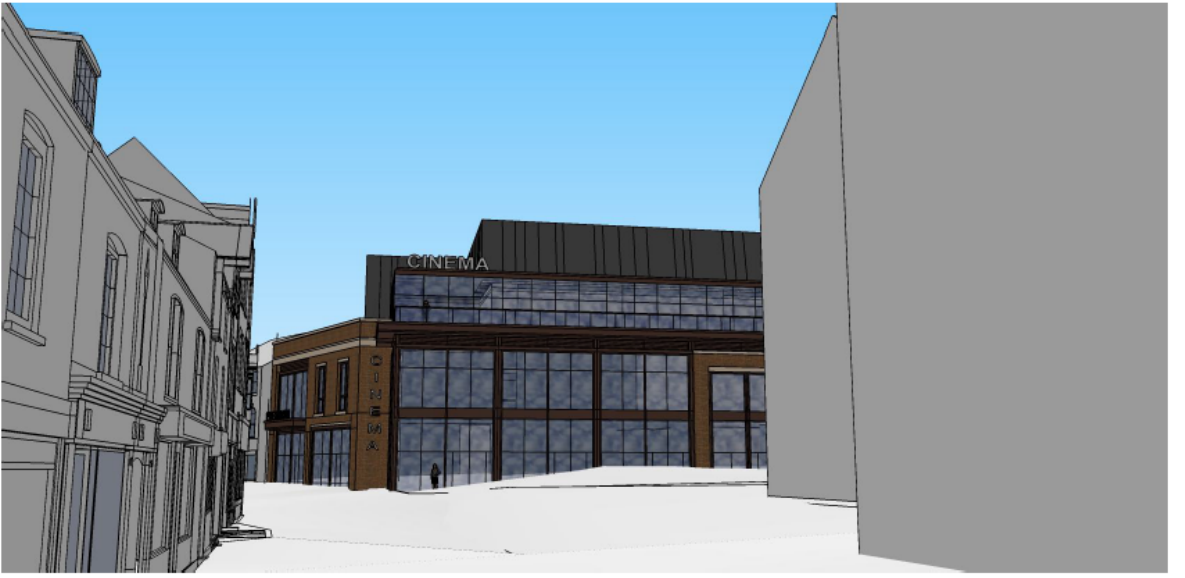
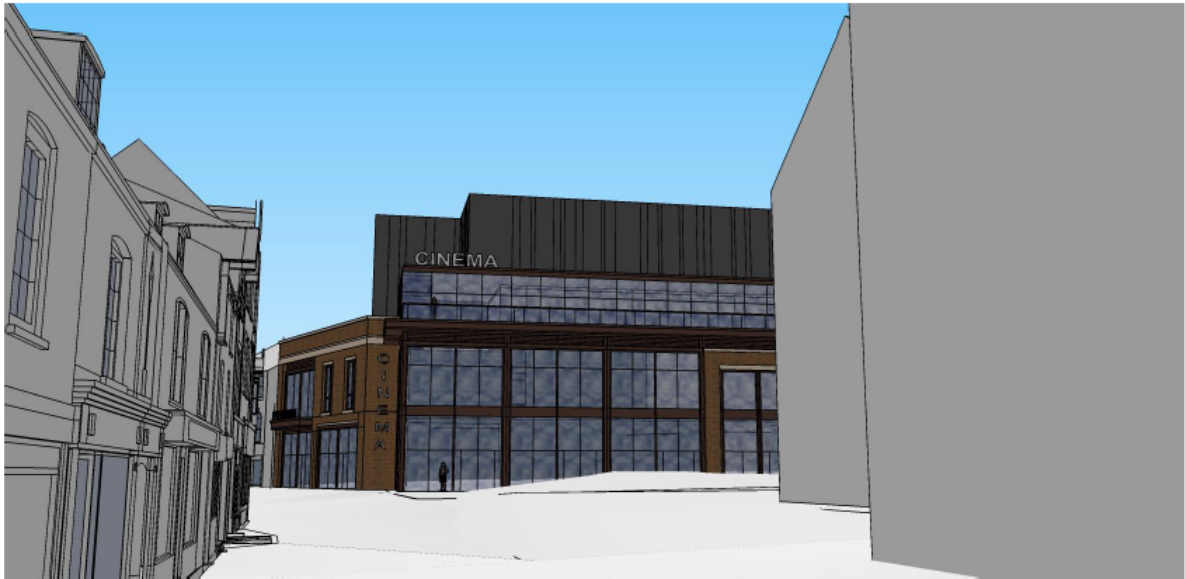


PROPOSED EAST ELEVATION





Proposed street scene visual view South towards corner of Cornhill Pavement and Sincil Street (proposal as submitted prior to reduction in height and change to roofing material)



Images from the sketch up model to show the proposal as submitted and as revised during the course of the application.







Photographs to show existing buildings at Cornhill Pavements proposed for demolition.





View from the High Street looking East towards Cornhill Pavements, the forward position of which currently obstructs views towards Sincil Street.



View South towards Cornhill Pavements and Sincil Street



The refurbished Corn Exchange building and new hard landscaping works to the North side of the public realm. The overhang of the 1st floor of the Cornhill Pavement buildings can be seen to the left.



View north along Sincil Street with Cornhill Pavements to the North and Corn Exchange beyond.



Consultee Comments for Planning Application 2017/1500/FUL

Application Summary

Application Number: 2017/1500/FUL

Address: 1-4 Cornhill Pavement And 7-8 Sincil Street Lincoln Lincolnshire

Proposal: Demolition of 1-4 Cornhill Pavements and 7-8 Sincil Street to facilitate the erection of a new building to provide new Class A1 (retail), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments) and Class D2 (leisure) uses; and other associated works

Case Officer: Alex Leatherland

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 are concerned about the height of the proposed structure and the materials to be used particularly the roof area which appears to be made of glass. We would like to see details of the specification of the height and the materials to be used on the construction. We are concerned also that the more modern nature of the building does not destroy the older format of the area established by the existing Sincil Street buildings and the Corn Exchange which has been very well restored and should be the primary building in the new square. We need to see a roof plan in order to make a better decision on its impact to the area.



Historic England

EAST MIDLANDS OFFICE

Mr K Manning
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Direct Dial: 01604 735460

Our ref: P00757750

23 February 2018

Dear Mr Manning

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**1-4 CORNHILL PAVEMENT AND 7-8 SINCIL STREET , LINCOLN , LINCOLNSHIRE
Application No. 2017/1500/FUL**

Thank you for your letter of 3 January 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

The proposed scheme lies within the Cathedral and City Centre conservation area which was designated in 1968 (amended in 1975) by the City of Lincoln Council. The proposed scheme also lies within the setting of Lincoln Cathedral (listed Grade I) and within the setting of a number of other designated heritage assets. The lower city townscape within the Cathedral and City Centre conservation area is mostly characterised by small to medium scale buildings laid out on the former Roman and medieval streetscape. Some modern large scale buildings within the conservation area have a negative impact on the character and appearance of the conservation area. The Grade II listed Lincoln Central Railway Station, built in 1848, is an important landmark in the lower part of the conservation area and encloses the south side of St Mary's Street.

The historic townscape on the north escarpment and hillside around the Cathedral is considered by many to be the most important historic townscape in the East Midlands. It forms a central part of the Cathedral and City Centre conservation area and includes the newly revealed Lincoln Castle (a scheduled monument) and many other highly designated heritage assets as well as the Cathedral. Views to and from the Cathedral and the historic hillside contribute greatly to Lincoln as an historic city as well as the setting and significance of the Cathedral and other designated heritage assets and the character and appearance of the conservation area.



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Historic England

EAST MIDLANDS OFFICE

Impact of the proposed scheme

The proposed scheme is for the demolition of 1-4 Cornhill Pavement and 7-8 Sincil Street and the erection of a new 4 storey building to provide retail, offices, restaurants and cafes and leisure uses, including a cinema.

We welcome the demolition of the buildings constructed in the 1980s which do not make a positive contribution to the conservation area. We also welcome the drawing back of the building line on Cornhill to better define the public space to the north of the site. Whilst this is not a historic building line, it would clearly improve the character of the area and together with the successfully renovated Cornhill Exchange building (listed Grade II), the Exchange Arcade (Grade II) and buildings on the east side of Sincil Street would enclose an enhanced public 'square'. The drawing back of the building line would also reveal views of historic buildings on Sincil Street from High Street.

We recognise that the proposed uses, particularly a new cinema, would provide benefits to the Cornhill/Sincil Street area. Whilst we understand the issues raised by incorporating a cinema in terms of height, scale and mass, we advise that as currently proposed the scheme would be harmful to the significance, character and appearance of the conservation area. In views from the south of the conservation area, particularly from in front of the station and from the south-east, it would introduce a building height and scale at roof scape level that does not reflect the typical character of the conservation area. This impact would be increased when seen in conjunction with the new multi-storey car park. We understand that further consideration is being given to reducing the height of the building and reducing the apparent mass by 'breaking up' of the visual impact through materials and design. We advise that if the southern elevation of the stair block was in a different material that would break up the visual mass in views from the south / south-east. We would welcome amendments to reduce the impact described above. We also recommend that further consideration is given to strengthening the visual impact of the north-east corner of the building at ground floor and first floor level.

We recommend that you are guided by your own specialist archaeological advisor in relation to undesignated archaeological remains.

Legislation, policy and guidance

The statutory requirement to have **special regard** to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must be taken into account by your local authority in determining this application.

As the site of the proposed scheme is within a conservation area, the statutory requirement to pay **special attention** to the desirability of preserving or enhancing the



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Bray, Kelly (City of Lincoln Council)

From: Guy Hird <Guy.Hird@witham3idb.gov.uk>
Sent: 22 January 2018 09:37
To: 'HighwaysSUDsSupport@lincolnshire.gov.uk'; Technical Team (City of Lincoln Council)
Subject: FW: Observations on Consultation Request 2017/1500/FUL
Attachments: ufm10.pdf

Categories: Kelly Bray

TD-3827-2018-PLN

Dear Sir/Madam

REFERENCE: 2017/1500/FUL
DEVELOPMENT: DEMOLITION OF 1-4 CORNHILL PAVEMENTS AND 7-8 SINCIL STREET TO FACILITATE THE ERECTION OF A NEW BUILDING TO PROVIDE NEW CLASS A1 (RETAIL), CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES), CLASS A3 (RESTAURANTS AND CAFES), CLASS A4 (DRINKING ESTABLISHMENTS) AND CLASS D2 (LEISURE) USES; AND OTHER ASSOCIATED WORKS
LOCATION: 1-4 CORNHILL PAVEMENT AND 7-8 SINCIL STREET, LINCOLN, LINCOLNSHIRE

Thank you for the opportunity to comment on the above application. The site is within the Witham Third District Internal Drainage Board area. The Board has no objection to the proposed development.

Comment and information to Lincolnshire CC Highway SUDs Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system to the current requirements. The applicant indicates the surface water is to be discharged to the existing Anglian Water system, they should be contacted to ensure there is sufficient capacity.

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

**** Disclaimer**** The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from your computer. Any correspondence with the sender will be subject to automatic monitoring. Please note that neither the Board or the sender accept any responsibility for viruses and it is your responsibility to scan attachments (if any).

This page is intentionally blank.

Application Number:	2017/1283/FUL
Site Address:	Site Of Former Wildlife Public House, Birchwood Avenue, Lincoln
Target Date:	24th February 2018
Agent Name:	Globe Consultants Ltd
Applicant Name:	Venture Property Lincoln
Proposal:	Erection of 2no. three storey buildings to provide 30no. one bedroom apartments and 8no. two bedroom apartments; provision of new vehicle access and parking spaces; stopping up of current vehicular access; and, hard and soft landscaping works to include new boundary treatment and provision of shared outdoor amenity space

Background - Site Location and Description

Site Location and Description

The application site is situated on the west side of Birchwood Avenue, a route that provides access into Lincoln from the west, and close to that road's junction with the B1241, Skellingthorpe Road. The surrounding area, which is some 4 kilometres from the city centre, predominantly comprises areas of late 20th century housing, although there is a small convenience store to the north-east of the site and a petrol filling station beyond that.

Description of Development

The application is for two separate three-storey buildings, each accommodating 19 apartments. The buildings are slightly staggered but principally arranged in a horse shoe shape facing away from Birchwood Avenue.

The pair of buildings is book-ended by larger gables, with a smaller gable at the middle where the buildings meet. The eaves level in the 3rd floor is set lower so some of the accommodation is within the roof space of the building.

The access into the site is to the southern edge and leads around the back of the buildings to parking and the amenity space and accesses to the buildings.

Site History

The site was previously occupied by a public house, permission to demolish which was given in 2012 (ref: 2012/0488/DEM).

There have been three applications since the demolition of the public house for the site, two for it to be used for a hand car wash and, more recently, for car sales. The first of these, under application ref: 2015/0256/F, was refused permission on the grounds of its impact upon amenity and the character and appearance of the area. The second application was also refused permission (ref: 2015/0924/F) but only on the grounds of character and appearance and was dismissed at appeal (Appeal Decision APP/M2515/W/16/3147385).

The last application for car sales (ref: 2017/0665/FUL), was refused upon the basis of the visual impact of the vehicles displayed within the site; the disturbance from a valeting area to neighbouring properties; and the harm to highway safety that would be caused between the delivery of vehicles at the site and other road users and inconvenience to the amenities

of the occupiers of nearby properties.

Site History

Reference:	Description	Status	Decision Date:
2015/0256/F	Change of use to hand car wash (Sui Generis)	Refused	16th July 2015
2015/0924/F	Change of use to hand car wash (Sui Generis) with associated Portacabin and canopy (Part Retrospective).	Refused	25th February 2016
2017/0665/FUL	Change of use to car sales (Sui Generis) with associated sales office and valet building	Refused	10th August 2017

Case Officer Site Visit

Undertaken on 17th January 2018.

Policies Referred to

- 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 LP9: Health and Wellbeing
- Policy LP11: Affordable Housing
- Policy LP12: Infrastructure to Support Growth
- Policy LP13: Accessibility and Transport
- Policy LP14: Managing Water Resources and Flood Risk
- Policy LP16: Development on Land affected by Contamination
- 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 LP36: Access and Movement within the Lincoln Area
- National Planning Policy Framework

Issues

In this instance the main issues to consider are as follows:-

1. The Principle of the Development;
2. Provision of Affordable Housing and Contributions to Services;
3. The Design of the Proposals and their Visual Impact;
4. Implications of the Proposals upon Amenity;
5. Sustainable Access, Highway Safety and Air Quality;
6. Site Drainage; and
7. Planning Balance.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Response Received
Anglian Water	No Response Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Lincolnshire Police	Comments Received
Environmental Health	Comments Received
NHS	Comments Received

Public Consultation Responses

Name	Address
Mr Stephen Brader	15 Landmere Grove Lincoln Lincolnshire LN6 0PD
J.W + D.T Ward	17 Landmere Grove Lincoln Lincolnshire LN6 0PD
Mrs Carol Wilson	16 Birchwood Avenue Lincoln Lincolnshire LN6 0JB
Mr Thomas Turner	5 Landmere Grove Lincoln Lincolnshire LN6 0PD
Mr Glyn Griffiths	9 Landmere Grove Lincoln Lincolnshire LN6 0PD
Mrs Cynthia Ford	13 Landmere Grove Lincoln Lincolnshire LN6 0PD
James Townsend	Spar Filling Station Skellingthorpe Road Lincoln Lincolnshire LN6 0JB
Mrs Anette Flewers	23 Meadowlake Crescent Lincoln Lincolnshire LN6 0HZ

Consideration

1) The Principle of the Development

a) *Relevant Planning Policies*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (the Framework) is a material consideration in determining planning applications. Framework paragraph 215 indicates that due weight should be given to relevant policies in the development plan according to their consistency with the Framework i.e. the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

The development plan comprises the adopted Central Lincolnshire Local Plan (the Plan). During its examination the policies therein were tested for their compliance with the Framework.

In terms of sustainable development, Paragraph 7 of the Framework suggests that there are three dimensions: economic, social and environmental. “These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Meanwhile, at the heart of the Core Planning Principles within the Framework (Paragraph 17) is the expectation that planning should:-

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth”

Turning to Local Plan Policy, Policy LP1 of the Plan supports this approach and advocates that proposals that accord with the Plan should be approved, unless material considerations indicate otherwise

In terms of the spatial dimension of sustainability, proposals need to demonstrate that they contribute to the creation of a strong, cohesive and inclusive community, making use of previously developed land and enable larger numbers of people to access jobs, services

and facilities locally, whilst not affecting the delivery of allocated sites and strengthening the role of Lincoln (Policy LP2). Meanwhile, Policy LP3 sets out how growth would be prioritised and Lincoln is the main focus.

The relatively recent adoption of the Local Plan ensures that there is a very clear picture of the options for growth in Central Lincolnshire.

The Framework expects LPAs to have a 5 year supply of deliverable sites (para. 49) that provide for a full range of market and affordable housing, with an additional buffer of 5%. The buffer should be increased to 20% for authorities who have persistently under delivered against their targets and, although there is some debate regarding what constitutes "persistent under delivery", the view is taken that the Council does not fall within this category. Sites with planning permission contribute towards this supply but Councils must also identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 (para. 47). The supply can contain an allowance for windfall sites under certain criteria (para. 48).

b) Housing Supply

The Council's current housing supply was considered as part of the preparation of the Central Lincolnshire Local Plan and evidence currently available to officers indicates that the Council is able to demonstrate a five-year supply, as such the local development plan policies can be considered up to date and there is not pressure for the Council to approve development which may not otherwise satisfy the three strands of the Framework as referred to above.

The site is located within a sustainable position for housing to meet local demand. Moreover, the location would offer the opportunity to promote sustainable transport choices (due to accessibility by bus, cycle and walking routes) and connections to existing areas of employment, schools and other services and facilities. However, this is only one of the issues relevant to the consideration of sustainability. Moreover, officers recognise that the development would deliver economic and social sustainability directly through the construction of the development and indirectly through the occupation of the apartments, spend in the City and retention/creation of other jobs due to the location of the development within the City. In addition, the erection of development in this location would not in itself undermine sustainable principles of development subject to other matters as set out below.

2) Provision of Affordable Housing and Contributions to Services

a) Relevant Planning Policies

i) Provision of Affordable Housing

The Framework maintains the principle of creating sustainable, inclusive and mixed communities and calls for local planning authorities to set policies for meeting identified affordable housing needs on site unless offsite provision or a financial contribution of broadly equivalent value can be robustly justified (para. 50). The Council's current policy for affordable housing dictates that 25% of all units should be affordable homes (Policy LP11) for all schemes incorporating 11 or more residential properties.

ii) Other Community Infrastructure and Services

The Framework highlights that planning should be a creative exercise in finding ways of enhancing and improving the places in which people live (para.17). Perhaps most crucially however, is Paragraph 70 which refers to new development and states:

“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

Paragraph 72 of the Framework refers to the importance of ensuring "that a sufficient choice of school places is available to meet the needs of existing and new communities." The Framework therefore advocates that LPAs should "give great weight to the need to create, expand or alter schools".

In addition, developments which would result in an increase in the number of households within the locality are expected to contribute to improvements to existing playing facilities or provide play and amenity and open space that could be utilised by the development (Policy LP24 of the Plan).

This also aligns with the requirements of Policy LP9 of the Local Plan, which requires that developments of 25 or more dwellings demonstrate how they have taken into account health impacts have been designed into the development. Furthermore, developments should also contribute towards health provision where there is evidence that a development will impact upon current provision.

b) Impact upon Education and of the Community Infrastructure Levy

The County Council as Education Authority has not made a request towards the impact upon education provision. Furthermore, the development would not be subject to the Community Infrastructure Levy given that it is for the development of apartments.

c) Local Green Infrastructure and Strategic Playing Fields

The size of the development site would not be sufficient to meet the requirements of policy in respect of on-site provision. As such, it would be necessary to improve existing provision off-site. This can be secured through a planning condition.

d) Impact upon Health

i) Health Impact Assessment

The application is supported by a Health Impact Assessment and it is considered that the outcomes of the checklist and conclusions of the document are reasonable in the context of the scale of development, site context and other matters, i.e. the contributions that will be made to facilities in the city. Officers therefore agree that no further assessment is required

to demonstrate compliance with Policy LP9 of the Central Lincolnshire Local Plan.

ii) Mitigating the Impact on Health Provision

Notwithstanding the above, including reference in the HIA to GP Services, NHS England has identified that the development would have an impact upon the provision of primary care in community. Their response highlights the direct action that would need to be taken to address this matter. This includes a contribution to the provision of additional facilities locally. A scheme to mitigate this impact can be addressed by planning condition.

e) *Mitigating the Direct Impact of the Development*

In the context of the relevant policy framework and the scheme presented, the development should provide:

- 10 affordable units on site (25% of 38 units, rounded up);
- A contribution of £16,187.60 to the provision of / improvements to existing off-site strategic playing fields;
- A contribution of £11,354.60 to the provision of / improvements to existing local green infrastructure; and
- A contribution of £15,466.00 towards the services for patients and relief of pressures on health services within the area.

All of the above appear to be reasonable and based upon a solid rationale, as such officers are satisfied that these requests would meet the tests relevant to planning obligations referred to in the Framework.

The provision of affordable housing and schemes to deal with the impact upon other facilities can be secured by virtue of a planning condition. However, should the applicant subsequently fail to meet these requirements, it could undermine the principles of sustainable development outlined in the Framework.

3) The Design of the Proposals and their Visual Impact

a) *Relevant Planning Policy*

So far as this issue is concerned, as alluded to above, the proposals must achieve sustainable development and it is the social dimension of sustainability that relates to design. Paragraph 7 of the Framework requires the creation of high quality built environment. In addition, the policy principles outlined in Paragraphs 17, 58, 60, 61 and 64 of the Framework also apply. Moreover, the Framework states that good design is a key aspect of sustainable development and is indivisible from good planning. Design is to contribute positively to making places better for people (para. 56). To accomplish this development is to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and responding to local character and history (para. 58). It is also proper to seek to promote or reinforce local distinctiveness (para. 60).

At the local level, the Council, in partnership with English Heritage, have undertaken the Lincoln Townscape Appraisal (the LTA), which has resulted in the systematic identification of 105 separate “character areas” within the City. The application site lies within the Birchwood Estate Character Area.

Policy LP26 refers to design in wider terms and requires that “all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.” The policy includes 12 detailed and diverse principles which should be assessed.

b) *Assessment of the Implications of the Proposals*

In the responses received as part of the planning application process, a number of residents have raised concerns with respect to the scale of the proposed building being out of context with its surroundings. Moreover, residents are concerned that the three storey building will look out of place in the context of surrounding single and two storey buildings. They have also drawn attention to the previous refusals of permission for smaller buildings at the site but it is important to note that these were for modular buildings of a temporary appearance and the proposals are for a permanent architecturally designed building.

Although it is inevitable that the proposed building would be set higher than those in its immediate context, the third storey is partly accommodated within the roof of the building. This combined with the inclusion of gables and variation in the plane of the elevations helps to reduce the perceived scale of the building. Nonetheless, the visual impact of the building would not be harmful to the character of the area, as it is considered that the building would add interest to the streetscape.

In particular, the proposals would help to address the current lack of enclosure given the presence of the petrol filling station at the important junction of Birchwood Avenue and Skellingthorpe Road, which is due to be an entry point to the Western Growth Corridor. What is more, further to the south there is a very similarly scaled building situated close to the corner of Larchwood Crescent and Birchwood Avenue, this is bordered by single storey and two storey buildings.

Consequently, officers would advise Members that the development would not be harmful to the character of the area and it would successfully integrate with the surrounding townscape, providing a complimentary façade treatment which would add visual interest. The proposals would therefore be development that would not harm the social sustainability of the locality as required by the Framework. Notwithstanding this, it would be necessary to control the final look of the buildings through the materials of construction and other fine details through the imposition of planning conditions.

c) *Summary on this Issue*

The visual implications of the proposals for the site are key to the assimilation of development into its context and the creation of high quality built environment. Officers are satisfied that the application demonstrates that the use could be accommodated within the site in the context of the established form of development and would not be harmful to the character of the area.

4) Implications of the Proposals upon Amenity

a) *Relevant Planning Policy*

In terms of national policy, the NPPF suggests that development that results in poor design and/or impacts upon the quality of peoples’ lives would not amount to sustainable

development. Consequently, the implications of both are key to the consideration of the acceptability of the principle of development within a given site. Moreover, the Framework (Paragraph 9) sees “seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life” as being important to the delivery of sustainable development, through “replacing poor design with better design” and “improving the conditions in which people live” amongst others. Furthermore, the core principles of the Framework (Paragraph 17) indicate that “planning should...always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

Policy LP26 of the Plan deals with design and amenity. The latter refers to the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy and suggests that these must not be unduly harmed by, or as a result of, the development. There are nine specific criteria which must be considered. The policy is in line with the policy principles outlined in Paragraphs 17, 59 and 123 of the NPPF. Indeed, Paragraph 123 of the Framework suggests that “decisions should aim to...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development”.

b) *Assessment of the Implications of the Proposals*

i) Overshadowing and Loss of Light

A number of residents have raised concerns with respect to the scale of the proposed building and the potential for loss of light into adjacent properties and their gardens, as well as to solar panels on the roof of the properties.

The information in the Solar Studies document provided as part of the application considers the impact of the development upon the properties neighbouring the site and it is clear that there would not be overshadowing or loss of light resulting from the development in Summer months due to the sun being higher in the sky, particularly at the Summer Solstice (21 June). However, the rear amenity space of Nos. 5-13 Landmere Grove would be cast in shade as well as the rear façades of the building in the morning as a result of lower Winter sun. However, this situation improves throughout the day with parts of the amenity areas and all façades free of shade by midday.

Whilst the suburban context within which the area is situated would mean that one would expect a greater degree of protection of amenity than an urban context, the harm that would be caused to the amenities that the occupants of the properties would expect to enjoy would not be sufficiently harmful in its own right to warrant the refusal of the application. Furthermore, there may be other considerations that could outweigh this harm. This will be addressed later in this report.

ii) Impacts of Scale / Massing and Outlook from properties

A number of residents have referred to the fact that their view would be obstructed across the site due to the development. Whilst, this is not a planning matter, issues of outlook are more relevant and the impacts upon properties can be considered as part of this report.

As alluded to above, based upon the scale and massing of the proposed buildings and their relationship with adjacent properties it is considered that there would not be an overbearing effect resulting from the development. As such, there would not be conflict with the planning

policies relevant to this aspect of residential amenity.

iii) Overlooking and Loss of Privacy

A number of residents have raised concerns with respect to overlooking from the proposed properties towards existing properties on Birchwood Avenue and Landmere Grove.

The site layout plan is annotated to include the distance of windows on the rear façades of the buildings to the properties situated on Landmere Grove, in this instance, no window is closer than 25 metres from the properties opposite. This is considered to be in excess of what officers would expect in any residential context, regardless of whether or not there were previously properties opposite. In terms of this latter point, the development would inevitably introduce overlooking of properties that have not experienced this previously across their gardens. However, this would be no more harmful than the window to window relationship within the immediate context.

Similarly, the windows in the southern elevation of the building facing towards No. 14 Birchwood Avenue, would face the blank façade of that property or be positioned at an acute angle from the windows in the property. Furthermore, the distance of these windows to the side boundary of the property would be in excess of 13 metres. Finally, given the commercial nature of the use to the northeast of the site, the incorporation of windows facing that use would be acceptable.

Having regard to the distances between the existing and proposed buildings and their orientation, officers are satisfied that there would not be harm caused through overlooking or loss of privacy that would be harmful to the amenities that the existing or future occupiers of those buildings would expect to enjoy.

iv) Other Impacts of the Development

Residents have also raised concerns regarding the impact of noise from vehicle movement and idling, as well as car doors slamming within the site; and from additional residents. Furthermore, the operators of the Petrol Filling Station have suggested that this operates 6.00am-23.00pm 7 days a week; and that the Council will need to consider the impact upon amenity. In addition, the construction of the development has also attracted concerns due to the potential for noise and dust / pollution from works on site to be a disturbance and potentially harmful to health.

- Noise from Neighbouring Uses

The Council's Pollution Control Officer has acknowledged the relationship with the existing petrol station/retail unit and the potential for noise from this existing use. In light of this, it would be necessary to ensure that the future occupants of the proposed use would not be adversely affected, particularly where there is externally mounted plant such as chiller units. In order to ensure that any noise issues are adequately mitigated as part of the redevelopment of the site, it is recommended to officers that a planning condition is included, if the application is granted, which would include mitigation of off-site noise sources.

- Noise from the Development

The principal impacts associated with the development will be the comings and goings of vehicles. The current proposals are for the access for the site to be relocated further south

along Birchwood Avenue, closer to No. 14. Given that this location would be in a similar location to the parking that was situated along this boundary. Officers are therefore satisfied that the proposals would not adversely affect the amenities of the occupants of that property as the noise and disturbance would not be significantly different from previously.

Similarly, the general activity associated with comings and goings within the site would also not be of sufficient detriment to the enjoyment of occupants of other properties to warrant the refusal of the application, as the movement of vehicles would be unlikely to be on such a consistent basis to be harmful to amenity to warrant refusal of the application.

- Impacts of Construction

Given the proximity of the site to neighbouring properties, there is potential for the impacts of construction to disturb residents. As such, officers agree with the Council's Pollution Control Officer that it would be appropriate to ensure that adequate control measures are put in place. As such, it is recommended that a Construction Environmental Management Plan would be necessary, alongside working and delivery hours.

- External Lighting

As the site incorporates a large area of shared parking and external amenity areas, it is inevitable that there would be a requirement for external lighting. If this is appropriately designed it should not have a detrimental impact upon neighbouring properties. It is therefore recommended that an appropriate scheme of lighting is controlled by planning condition.

- Crime and Anti-Social Behaviour

Concerns have been expressed in relation to the potential overlooking from the development and whether this would decrease security of surrounding properties. However, officers would suggest that a greater level of surveillance would actually improve security of the area.

Nonetheless, the consultation response received from Lincolnshire Police contains pertinent advice in relation to the proposed building including designing-in crime reduction measures within the site and building. It is considered that much of which is suggested can be dealt with through other planning conditions, including effective site lighting but the applicant should be made aware of these recommendations if Members are minded to grant permission for the application.

c) *Summary on this Issue*

The applicant has suggested that the Council may wish to consider a temporary consent if officers have reservations regarding the application. It is suggested that this would enable monitoring to take place to establish if there was any harm to amenity. However, officers do not consider this approach appropriate for this type of development as the impacts could be immediate and implications felt for two years. Furthermore, whilst the Council's Pollution Control Officer has raised no objections to those points raised above it is still considered that the overall impact of the development on local amenity is such that permission should be refused.

5) **Sustainable Access, Highway Safety and Air Quality**

a) ***Relevant Planning Policy***

i) *Access and Highway Safety*

The impacts of growth are enshrined in the Core Planning Principles of the Framework (Paragraph 17), which expects planning to actively manage this growth “to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”. As such, Paragraph 35 requires that: “developments should be located and designed where practical to [amongst other things] give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones”.

A number of Local Plan Policies are relevant to the access, parking and highway design of proposals. In particular, the key points of Policy LP13 are that “all developments should demonstrate, where appropriate, that they have had regard to the following criteria:

- a) Located where travel can be minimised and the use of sustainable transport modes maximised;
- b) Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, walking and cycling links and integration with existing infrastructure;
- c) Should provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors, linking to existing routes where opportunities exist, that give easy access and permeability to adjacent areas”

There are also transport measures referred to in Policy LP36, which more specifically refers to development in the ‘Lincoln Area’, the key measures add to and reinforce the criteria within Policy LP13. As such, they are intended to reduce the impact upon the local highway network and improve opportunities for modal shift away from the private car. In particular, development should support the East West Link in order to reduce congestion, improve air quality and encourage regeneration; and improve connectivity by means of transport other than the car.

Paragraph 32 of the Framework suggests that the residual cumulative impacts of the development would need to be severe for proposals to warrant refusal. This is reinforced by Policy LP13 of the Local Plan which 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.”

ii) *Air Quality*

The Framework also seeks to promote and enable sustainable transport choices and, in doing so, aims to protect and enhance air quality. Paragraph 35 states “developments should be located and designed where practical to....incorporate facilities for charging plug-in and other ultra-low emission vehicles”.

b) Access and Highway Safety of the Proposals

i) Concerns of Residents

The proposals have invited a number of objections from residents in relation to a number of highway safety matters, including the potential impact of additional vehicle movements, associated with the development, upon the road network. In particular, residents are of the opinion that the traffic around the junction of Skellingthorpe Road and Birchwood Avenue already causes a problem and is added to by the interaction with buses which stop opposite the site.

Residents fear that this situation would worsen due to the development, particularly in relation to access for existing residents into their properties and Meadowlake Crescent; and safety of pedestrians crossing the roads. Residents do not agree that the proposals will have lesser impact than the previous public house. Furthermore, it is suggested that there is insufficient parking provided for the proposed development.

ii) Car and Cycle Parking

The proposed development would be accessed via a repositioned access, which would be closer to 14 Birchwood Avenue. This would serve the private parking area to the west and north of the building. There would be 48 car parking spaces for the 38 apartments (which equates to 1¼ spaces for each apartment), as well as potentially 40 spaces for the storage of cycles. This seems entirely reasonable given that the site is also accessible by bus.

This approach would be consistent with the development further to the south, close to the junction of Larchwood Crescent, which is for 14 apartments, with one-for-one parking provision. Therefore, the provision of more than one space per property with the proposed development would be beneficial, particularly as other means of transport are possible.

Although greater provision of spaces may be possible with reconfiguration of the areas around the building, a balance needs to be struck between the provision of circulation space / amenity areas and general separation from the road / parking and the building. Moreover, providing additional parking could be more harmful than beneficial, particularly in light of the fact that the Highway Authority has not requested further parking.

iii) Access

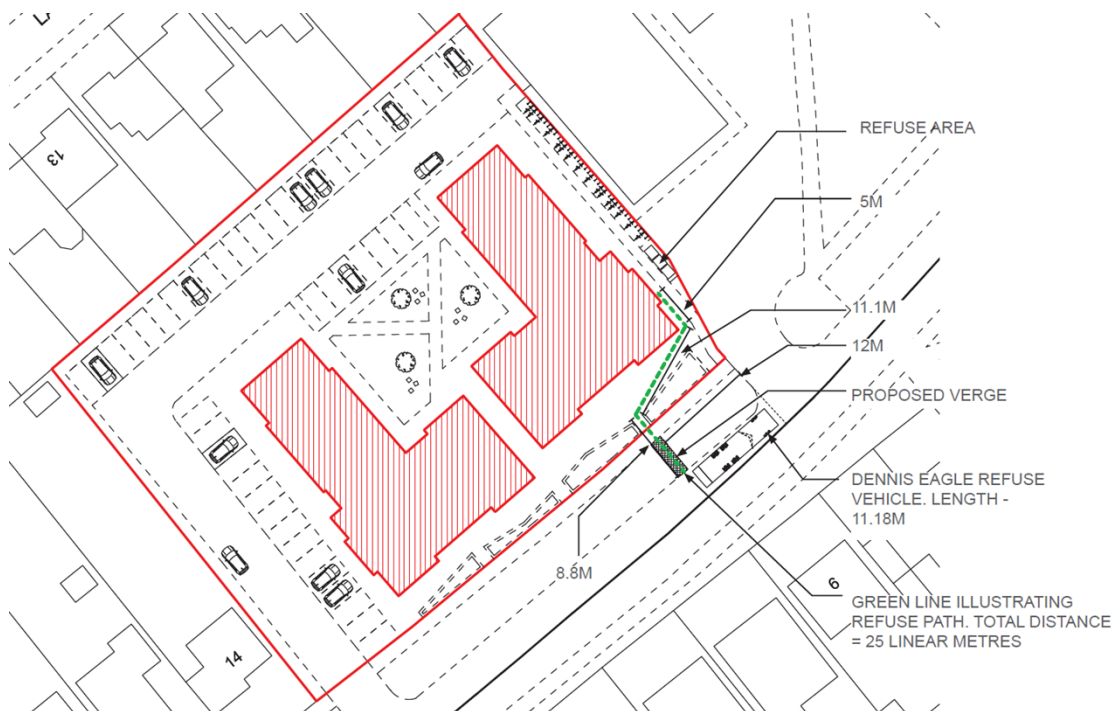
As noted above, concerns have been expressed regarding additional traffic resulting from the development, particularly due to the proximity of the access to the traffic controlled junction of Birchwood Avenue and Skellingthorpe Road but visibility from the access is not problematic given the depth of the highway verge.

There would clearly be an increase in the number of vehicles accessing and egressing the site beyond the current vacant use and although the public house previously incorporated an extensive car park, evidence from residents suggests that the car park public house was rarely at capacity. However, as the Highway Authority has not raised any concerns regarding issues of visibility from the site or noted any incidences of accidents involving the use of the access, officers consider that it would be difficult to raise concerns regarding the intensification vehicle movements in a similar position.

Nonetheless, it is important to consider that the site is accessible by various means of transport and it is by no means certain that all residents will either own or make use of a car within peak traffic flows. Those residents associated with the development that do own a car would be more likely to inconvenience other occupiers of the development itself, not other users, if they find it difficult to egress the site, as they would need to queue within the site.

iv) Servicing

Birchwood Avenue is a busy road as it links Skellingthorpe Road with Doddington Road, two of the main routes into the city, and acts as the main route for residencies within Birchwood. The road is also a busy bus route, with a stop opposite the application site. As part of the application officers have sought to ensure that service vehicles can access and egress the site to collect refuse. However, this is not feasible, so it would be necessary for collections to be made at the highway verge.



The applicant has provided the above plan to show the collection point. Although there may be instances when a bus is stationary at the same time as a refuse collection vehicle, these are likely to be for a short time and infrequent. As such, any blockages to the road would also be infrequent so the inconvenience caused to residents living locally would not be sufficiently harmful to warrant refusal of the application. Moreover, it would be possible to ensure access to the refuse storage area to enable collections to be made in an efficient manner and the Highway Authority do not object to this approach.

c) Air Quality

Officers concur with the Council's Pollution Control Officer that the proposed development, when considered in isolation, is unlikely to have any significant impact on air quality. However, cumulatively the numerous minor and medium scale developments within the city will have a significant impact if reasonable mitigation measures are not adopted.

In light of this, as the proposed development will include a significant amount of off-street parking, it is considered that the applicant should be required to incorporate appropriate

electric vehicle recharge points into the development, which can be controlled by a planning condition.

d) *Summary on this Issue*

Taking all the above in to account, it is considered that the proposed development could be accommodated within the site in a manner that would not cause unacceptable harm due to the provision of parking or the implications of access or air quality.

6) Other Matters

a) *Site Drainage*

Policy LP14 of the Local Plan deals with foul water disposal and it is proposed that the development would be connected to the mains sewer. A resident has queried whether there is sufficient capacity within the existing system to support the development. However, they have not suggested that there is a problem with existing infrastructure. In light of this, officers have no reason to question whether there would be infrastructure available to serve the proposed development. Ultimately the applicant would need to agree a connection with the relevant authority and the design of the proposed scheme can be agreed by condition.

b) *Archaeology*

The City Archaeologist has not made any written comments regarding the application but has verbally indicated to officers that, in this instance, there would not be a requirement for a further archaeological input as part of the application or development processes. There would therefore not be conflict with Policy LP25 of the Local Plan or Section 12 of the Framework.

c) *Ecology, Biodiversity and Arboriculture*

i) *Relevant Planning Policy*

Paragraph 118 of the NPPF requires LPAs to conserve and enhance biodiversity by refusing planning permission where significant harm resulting from a development cannot be avoided, mitigated or compensated for. Meanwhile, Policy LP21 refers to biodiversity and requires development proposals to “protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site; minimise impacts on biodiversity and geodiversity; and seek to deliver a net gain in biodiversity and geodiversity.” The policy then goes on to consider the implications of any harm associated with development and how this should be mitigated.

ii) *Assessment of the Implications of the Proposals*

Given that the site is absent of vegetation, officers consider that there would not necessarily be conflict with national planning policy principles in the Framework or in Policy LP21 of the Local Plan. However, it is considered that it would be reasonable for the development to provide enhanced opportunities for bird nesting, through bird boxes positioned on the building.

d) *Land Contamination*

i) Relevant Planning Policy

As with air quality, Paragraph 109 of the Framework also refers to contamination. Paragraph 120 expands upon this and suggests that “to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.”

In addition Paragraph 121 states that planning decisions “should also ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.”

In terms of Local Plan policies, given the location of the site, Policy LP16 directly refers to the requirements of development in relation to contaminated land.

ii) Assessment of the Implications of the Proposals

The application is supported by a Phase II report but the Council’s Scientific Officer has requested further information. Although this has not been provided, further detailed information can be provided before built development is undertaken. Moreover, the proposals would result in the redevelopment of the site which would lead to remediation of any contamination. In light of this, officers consider that planning conditions should be imposed to deal with land contamination.

7) Planning Balance

Paragraph 14 of the Framework sets out a presumption in favour of sustainable development which for decision taking means that where relevant policies of the development plan are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework, taken as a whole; or specific Framework policies indicate development should be restricted. There are no restrictive policies that would lead to the proposals not being sustainable. However, a conclusion whether a development is sustainable is a decision that has to be taken in the round having regard to all of the dimensions that go to constitute sustainable development.

In this case, officers recognise that the development would deliver economic and social sustainability directly through the construction of the development and indirectly through the occupation of the dwellings, spend in the City and retention/creation of other jobs due to the location of the development within the City. Whilst the Council currently has a five-year

supply of housing, the location of additional residential development in a sustainable location would not undermine this position, rather it would provide additional choice. Furthermore, as this is a suitably designed development, the implications upon the character of the area and the residential amenities of near neighbours would not have negative sustainability implications for the local community, as they would lead to a development that would be socially sustainable. In addition, with suitable schemes to deal with drainage, contamination, noise and air quality, the development would be environmentally sustainable.

In addition, the benefits of providing the proposed apartments in a sustainable location would commute to the local community as they would result in the provision of affordable housing, infrastructure and facilities, which would benefit the health and social wellbeing of those living nearby.

Thus, assessing the development as a whole in relation to its economic, social and environmental dimensions and benefits, officers are satisfied that the proposals would be for sustainable development and would accord with the Local Plan and Framework.

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

Yes, additional information sought in respect of numerous matters as referred to in the application.

Financial Implications

The proposals would offer benefits to economic and social sustainability through spend by new and existing residents and visitors, jobs created/sustained through construction and the operation of the development respectively. In addition, there would be residential properties that would be subject to council tax payments. What is more, the Council would receive monies towards the upgrade of strategic playing fields and local green infrastructure; the NHS towards upgrade of facilities; and the proposals may contribute to affordable housing.

Legal Implications

The planning conditions imposed may require legal input in the future depending on the nature of the schemes proposed to deal with affordable housing, NHS services and play provision.

Equality Implications

None.

Conclusion

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 any of the three strands of sustainability that would apply to development as set out in the planning balance. There would not be harm caused by approving the development so it is considered that the application should not benefit from planning permission for the reasons identified in the report but subject to the planning conditions outlined below.

Application Determined Within Target Date

Yes, subject to Extension of Time.

Recommendation

That the application is granted subject to the following conditions:

- Timeframe of Permission (3 Years);
- Approved Plans;
- Schemes to provide Affordable Housing and deal with Impact upon NHS Services and Playing Fields / Play Space;
- Materials of Construction (including surfacing);
- Scheme of Landscaping and Boundary Treatments;
- Scheme of Foul Drainage;
- Contaminated Land Remediation;
- Controls over Scheme for Site Surface Water Drainage;
- Highway Access and Parking;
- Scheme of External Site Lighting;
- Scheme of Noise Mitigation;
- Scheme for Ecological Enhancement;
- Scheme for Electric Vehicle Recharging Points;
- Hours of Construction Working and Deliveries; and
- Construction Management Plan.

Report by Planning Manager

This page is intentionally blank.

Site Photographs



View south along Birchwood Avenue towards the site,
across the entrance to the Petrol Filling Station



View towards the Petrol Filling Station



View west across the site towards the dwellings at Landmere Grove



View southwest across the site towards the dwellings at Landmere Grove
and No. 14 Birchwood Avenue

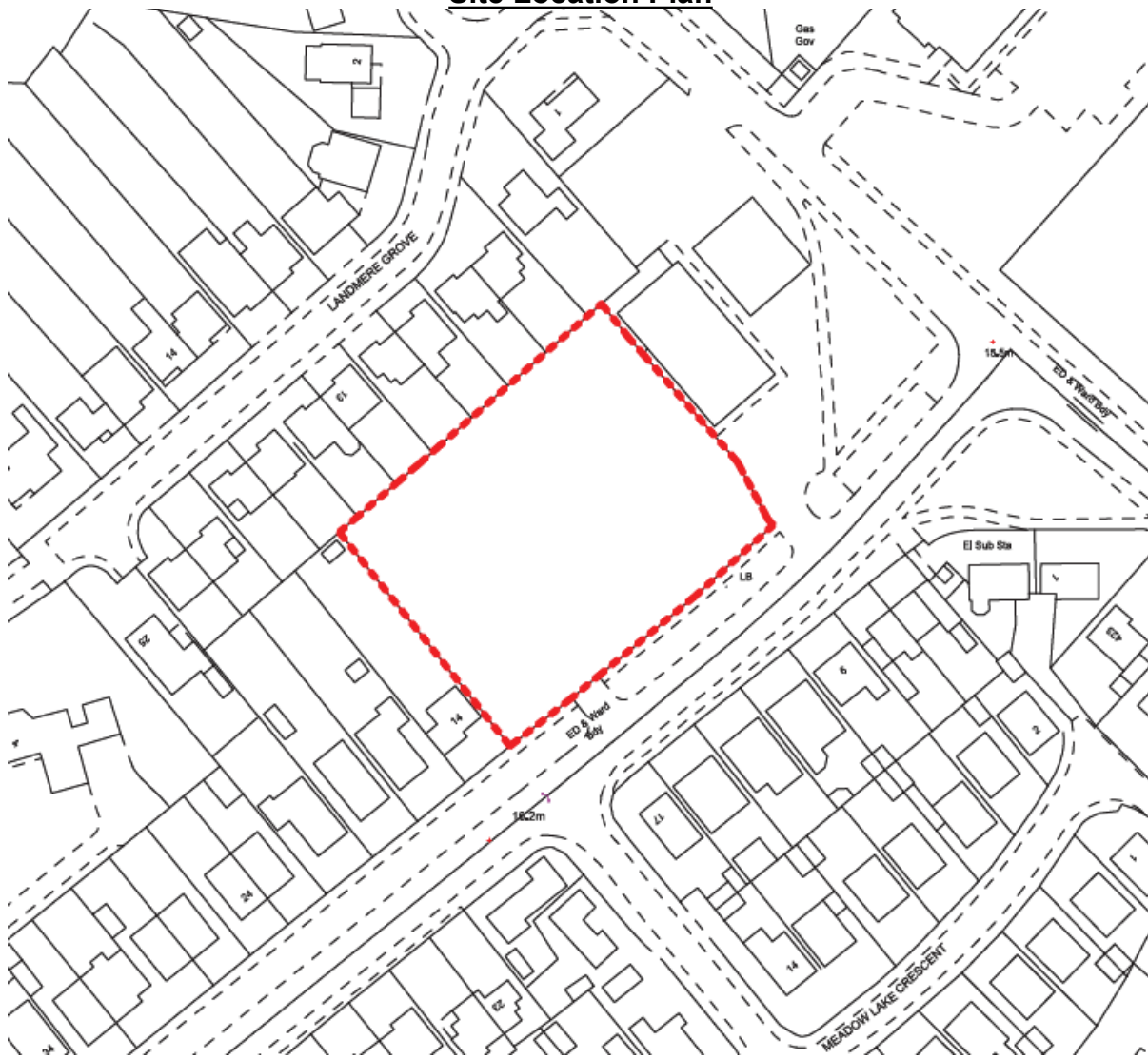


View southwest across the site towards Birchwood Avenue

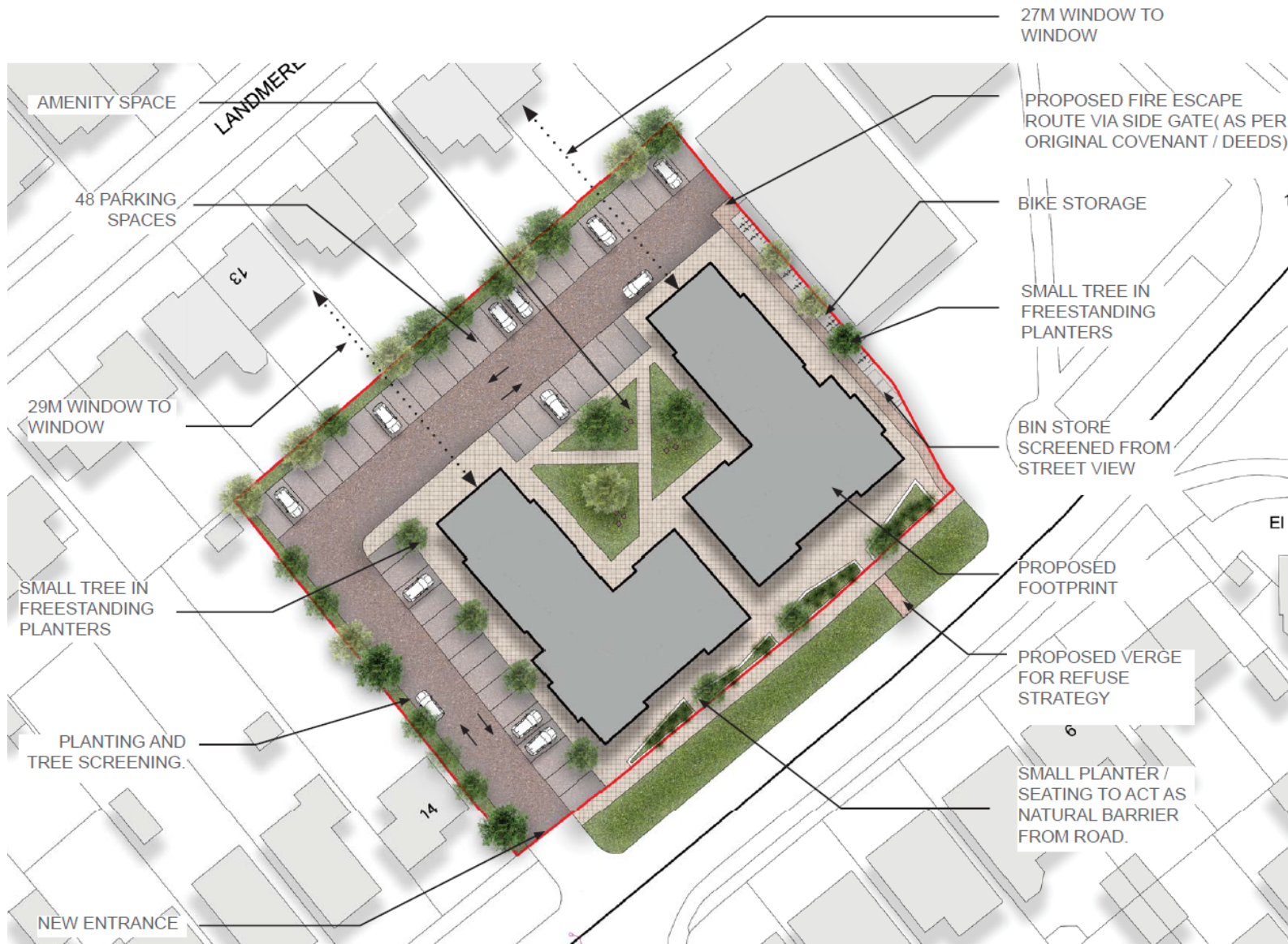


View northeast along Birchwood Avenue and the site frontage

Site Location Plan



Site Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan



Visuals



Frontage and South Façade, Facing Site Entrance



Frontage Façades



AM2 architects
Creating Value Through Design

Rear Courtyard Façade

This page is intentionally blank.

Residents Comments

Mrs C. Wilson, 16 Birchwood Avenue

I object to this application because this is not in keeping with the other properties in the area and will overlook the properties that are here.

also:

Birchwood Avenue at this point is a very busy junction with Skellingthorpe Road at any time of the day traffic queues at busy times this goes back as far as Woodfield Avenue and beyond and if there is a problem on the A46 it gets worse, at times Skellingthorpe road can back up from the railway crossing as far as the junction.

The number of properties will mean maybe the same number of vehicles or even more adding to the congestion. This will add to the noise from doors slamming and car radios and potential garden noise.

I find it difficult to get in and out of my property at the best of times. The entrance and exit will mean that vehicles will be crossing traffic and causing more queues and have a potential to cause accidents as there is a bus stop opposite.

Mr. T. Turner, 5 Landmere Grove

I would like to object because I feel like it will cut out too much light to my property and be overlooked and I feel a three story building will look out of place when the surrounding areas are two storeys.

Mr. Glyn Griffiths, 9 Landmere Grove

If this development is given the go ahead it would be a much larger building than the old Wildlife public house. We would lose the natural daylight and views that we have enjoyed since the demolition of the Wildlife in February 2013.

Us closest to the proposed development will suffer with noise and air pollution for months whilst it is being built.

There is a shortage of car parking spaces of 28 if each flat has two cars per flat which means the over spill will come down Landmere Grove. With the added vehicles this will make it more dangerous for children and the elderly crossing at the bus stop on Birchwood Avenue. There is already congestion at the junction of Birchwood Avenue and Skellingthorpe Road and the additional cars coming to and from the flats will not help.

Can the drains cope with extra water and sewage that will be produced from these proposed flats?

The proposed building will be larger than any other building close by and be out of character locally.

Mr. M. & Mrs. C. Ford, 13 Landmere Grove

We have had an unrestricted view from our property across to the houses on Birchwood Avenue for nearly 40 years and will, if this is approved, be faced with a three story edifice 29 meters from the back window of our property and only 16 meters from the end of our garden.

This will considerably reduce the amount of light to our property and to the solar panels fitted to the roof resulting in increased electricity bills.

Noise levels and dust generated during the building phase will significantly affect our way of life and maybe our health.

If completed, our garden and the rear of our house will be overlooked by at least a dozen windows, on the second and third floors, resulting in loss of privacy and reduced sense of security. Noise levels will also be greatly increased due to the number of residents and their cars.

Previous planning permission for a single story building on this site has been refused twice, so we sincerely hope that our concerns will help result in the same decision this time.

Mr. S. Brader, 15 Landmere Grove, Lincoln

I would like to formally declare I am against the proposed development.

These properties are directly behind my house and garden and will significantly affect my standard of living, as they will have an impact on the daylight into my house and garden and the level of noise – not only during building, but also the amount of residents will be increased. I feel this will impact my health and sense of security.

This together with the fact that my privacy will be severely affected. Currently I have no one looking into my property, I would suggest only single storey dwellings to be considered.

Mr. J. W. & Mrs. D. T. Ward, 17 Landmere Grove

We would like to object strongly to the erection of 30 flats, three storeys high on the old site of the Wildlife Public House, this is going to take a lot of light from our garden, plus if parking is at the back, we will have to cope with noise issues and maybe also people overlooking us.

Mrs. A. Flowers, 23 Meadowlake Crescent, Lincoln

2 things particularly concern me regarding the proposed flats on the site where the Wildlife Public House once stood.

I notice from the plans that the entry/exit will be pretty much opposite Meadowlake Crescent. At busy times it is already very difficult to turn right from Meadowlake Crescent onto Birchwood Avenue - with drivers often having to rely on the good nature

of drivers on Birchwood Avenue to allow you to pull out. The bus stop almost on the junction of Meadowlake Crescent/Birchwood Avenue also makes this a difficult junction. I don't imagine this situation will be any easier for Meadowlake Crescent drivers with traffic joining Birchwood Avenue from the Wildlife site.

I also notice that in the planning statement the applicant suggests that there will be 48 parking spaces available for the 38 properties and implies that because the Wildlife had 60 parking spaces the 48 proposed spaces will have a lesser impact on local traffic levels than the ones the pub had. The Wildlife was built in the 1960s when the estate was much smaller and it was commonplace to drive to the pub. The Birchwood estate had grown considerably and Birchwood Avenue is now a very busy road. I have lived on the estate for over 25 years now and while the Wildlife was open I never saw more than a handful of cars in the carpark except on very rare occasions. I think it's wrong to assume that the number of cars coming from the proposed site will have a lesser impact on local traffic levels.

Hicksons Forecourt Limited – Spar – Shell Service Station, Birchwood Avenue

I wish to send this letter as a representation as an interested party who operates the adjacent Petrol Filling Station (PFS). We have operated our PFS on the site for approximately 7 years. While we support an appropriate residential development of the site we wish to raise the following observations.

- From the plan there is a lack of clarification of the boundary wall treatment adjoining our site.
- The lack of a maintenance strip as required by us and which exists as a right on our site.
- I would also expect the Council to properly consider the relationship of the proposed development to our own operations which operates 6.00am-23.00pm 7 days a week in respect to the issue of residential amenity. In this respect I note that no acoustic evidence is submitted to support the application.

I would like to ensure the above matters are carefully reviewed by officers.

Consultee Comments

Lincolnshire County Council (Education Authority)

The County Council has no education comments to make on this application.

Lincolnshire County Council (Highway Authority and Lead Local Flood Authority)

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.

The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of Birchwood Avenue and the minimum width of the access shall be 6 metres.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

Within seven days of the new access being brought into use, the existing access onto Birchwood Avenue shall be permanently closed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

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

The arrangements shown on the approved plan Masterplan 0361-AM2-GP-MP for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Birchwood Avenue and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall: a) 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; b) Provide attenuation details and discharge rates which shall be restricted to 5 litres per second; c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and d) 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. The development shall be carried out in accordance with the approved drainage scheme and 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.

Note to Officer:

Please secure the arrangements for the refuse collection outlined in the application submission.

Lincolnshire Police - Force Crime Prevention Design Advisor

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.**

Access Control should be installed to ensure the security and safety of residents. An air lock style (double access point) communal entrance (help prevent unauthorised follow through access) that allows 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. This can be built internally to the main communal entrance.

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

Access to the parking facilities should also benefit from access control by way of a secure gate (at least 1.8 height) at the entrance.

Access through the development into both the residential block and communal areas should also have some level of access control to prevent access, crime and anti-social behaviour.

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.

- 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

NHS England

<p>Impact of new development on GP practice</p>	<p>The above development is proposing 38 dwellings which, based on the average of 2.2 people per dwelling for the City of Lincoln area, would result in an increase in patient population of 84.</p> <p>The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p>Consulting room GP</p> <table border="1" data-bbox="451 591 1217 882"> <tr> <td>Proposed population</td> <td>84</td> </tr> <tr> <td>Access rate</td> <td>5260 per 1000 patients</td> </tr> <tr> <td>Anticipated annual contacts</td> <td>$0.084 \times 5260 = 440$</td> </tr> <tr> <td>Assume 100% patient use of room</td> <td>440</td> </tr> <tr> <td>Assume surgery open 50 weeks per year</td> <td>$440/50 = 8.8$</td> </tr> <tr> <td>Appointment duration</td> <td>15 mins</td> </tr> <tr> <td>Patient appointment time per week</td> <td>$8.8 \times 15/60 = 2.2$ hrs per week</td> </tr> </table> <p>Treatment room Practice Nurse</p> <table border="1" data-bbox="451 969 1217 1261"> <tr> <td>Proposed population</td> <td>84</td> </tr> <tr> <td>Access rate</td> <td>5260 per 1000 patients</td> </tr> <tr> <td>Anticipated annual contacts</td> <td>$0.084 \times 5260 = 440$</td> </tr> <tr> <td>Assume 20% patient use of room</td> <td>$440 \times 20\% = 87.9$</td> </tr> <tr> <td>Assume surgery open 50 weeks per year</td> <td>$87.9/50 = 1.759$</td> </tr> <tr> <td>Appointment duration</td> <td>20 mins</td> </tr> <tr> <td>Patient appointment time per week</td> <td>$1.759 \times 20/60 = 0.6$ hrs per week</td> </tr> </table> <p>Therefore an increase in population of 84 in the City of Lincoln area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.</p>	Proposed population	84	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.084 \times 5260 = 440$	Assume 100% patient use of room	440	Assume surgery open 50 weeks per year	$440/50 = 8.8$	Appointment duration	15 mins	Patient appointment time per week	$8.8 \times 15/60 = 2.2$ hrs per week	Proposed population	84	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.084 \times 5260 = 440$	Assume 20% patient use of room	$440 \times 20\% = 87.9$	Assume surgery open 50 weeks per year	$87.9/50 = 1.759$	Appointment duration	20 mins	Patient appointment time per week	$1.759 \times 20/60 = 0.6$ hrs per week
Proposed population	84																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.084 \times 5260 = 440$																												
Assume 100% patient use of room	440																												
Assume surgery open 50 weeks per year	$440/50 = 8.8$																												
Appointment duration	15 mins																												
Patient appointment time per week	$8.8 \times 15/60 = 2.2$ hrs per week																												
Proposed population	84																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.084 \times 5260 = 440$																												
Assume 20% patient use of room	$440 \times 20\% = 87.9$																												
Assume surgery open 50 weeks per year	$87.9/50 = 1.759$																												
Appointment duration	20 mins																												
Patient appointment time per week	$1.759 \times 20/60 = 0.6$ hrs per week																												
<p>GP practice(s) most likely to be affected by the housing development</p>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p>																												

¹ Source: Lincolnshire Research Observatory 2011 Census Data

	As such, Woodland Medical Practice, Birchwood Medical Practice, Brayford Medical Practice and University Health Centre may be affected by the development.					
Issues to be addressed to ensure the development is acceptable	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>To mitigate this, the s106 funding would go towards Woodland Medical Practice and Birchwood Medical Practice.</p> <p>Woodland Medical Practice has expressed concerns that they are currently struggling for space and are restricted by the number of clinical rooms they have available. Any increase in patient numbers would exacerbate this issue further. As such the practice has proposed using the section 106 money to refurbish an unused storage/shower room into a room that meets current clinical requirements. Amongst other things, this would require the installation of a window, the laying of suitable clinical flooring and the provision of IT network facilities. This additional space would then be used for additional clinicians.</p> <p>Birchwood Medical Practice would use the funds to adapt an existing non-clinical room into a consultation room. This would allow the practice to increase their clinical capacity, easing the pressure arising from an increase in patient numbers resulting from this development. This refit would also allow the practice to provide a greater range of services for their patients and in turn relieve pressures on other health services within the area.</p> <p>This of course would be subject to a full business case and approval by NHS England, with any proposed expenditure taking place when the s106 funds are released by the developer as per the agreement and within the agreed timescale for expenditure of the funds.</p>					
Fairly and reasonably related in scale and kind to the development.		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	1,500	£255,000	142
	GP furnishings	1,800			£20,000	12
						154
	Contingency requirements @ 20%					31
	Total per resident					185
	Total per dwelling (resident x 2.2)					407
	<p>The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £185 per patient is determined. This figure is multiplied by 2.2 (the average number of persons per dwelling for City of Lincoln Council) to provide a funding per dwelling of £407.</p>					
Financial Contribution requested	The contribution requested for the development in Lincoln is £15,466.00 (£407 x 38 dwellings.)					

Vicky Allen
Primary Care Support Medical & Pharmacy
February 2018

This page is intentionally blank.

Application Number:	2017/0721/OUT
Site Address:	Grantham Street Car Park, Grantham Street, Lincoln
Target Date:	29th August 2017
Agent Name:	Globe Consultants Ltd
Applicant Name:	Jackson & Jackson Developments Limited
Proposal:	Erection of a building to include 2 levels of car parking and 4 storeys above to provide either residential units (use class C3); and/or student accommodation (use class C3); and/or office (use class B1); and/or Hotel (use class C1) (Outline) (REVISED PLANS)

Background - Site Location and Description

Site Location

The application site is situated at the south-western corner of the junction of Grantham Street with Flaxengate but also adjoins Swan Street to the west. In general terms, it is situated to the east of the High Street.

The application site is irregular but roughly square in shape and is currently utilised as a surface car park. It is adjacent to commercial uses within The Terrace, to the north, and with frontages to Clasketgate, to the south; there are residential apartments to the west and northwest on Swan Street and Grantham Street respectively; and student accommodation to the east in the Danesgate House building. Meanwhile, the County Council occupy a building across Flaxengate and the theatre is to the southwest.

The northern and southern boundaries are currently occupied by trees.

Description of Development

The application is for outline planning permission with all matters reserved for a six-storey building. As such, it is the principle of the use(s) of the development that are being applied for. The proposals are therefore for two floors of parking, independently accessed from Grantham Street and Flaxengate respectively; with the remainder of the building occupied by a mixture of or entirely of the uses listed below over the remaining four floors:

- Residential Units (C3);
- Student Accommodation (C3);
- Offices (B1); and / or
- Hotel Accommodation (C1).

In light of the nature of the application, the access to, detailed layout, scale, appearance and landscaping of the proposed development would be subject to a subsequent application for Reserved Matters. Accordingly, for these matters, maximum scale parameters have been set for the proposed development within which the reserved matters would be brought forward. These include the maximum footprint (including the resultant floor areas) and height of the building. The indicative floor plans show the student accommodation use.

In terms of the indicative height of the building, it is important to note that this has been reduced as part of the application and the top floor has been set back.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 15/08/2017.

Policies Referred to

- 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 LP11: Affordable Housing
- Policy LP12: Infrastructure to Support Growth
- 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

Issues

In this instance the main issues relevant to the consideration of the application are as follows:

1. The Principle of the Development;
2. Affordable Housing and Contributions to Service Provision;
3. The Impact of the Design of the Proposals;
4. The Implications of the Proposals upon Amenity;
5. Other Matters; and
6. The Planning Balance.

Consultations

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

Public Consultation Responses

Name	Address
Mrs M Hanby	4 Swan Street Lincoln LN2 1LF
Sarah Forward	Af1 The Terrace Grantham Street Lincoln Lincolnshire LN2 1BD
Mr Thomas Foley	7 Swan Street Lincoln Lincolnshire LN2 1LF
Mr Jeremy Wright	73 Nettleham Road Lincoln Lincolnshire LN2 1RT
Miss Suzanne Reid	8 Swan Street Lincoln LN2 1LF
Mr Paul Hurst	Room AF9, The Terrace Grantham Street Lincoln LN2 1BD
Mrs Anna Draper	4 the Glebe Upton Gainsborough

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Highways & Planning	Comments Received
Lincoln Civic Trust	Object
Historic England	Raised Concerns

Consideration

1) The Principle of the Development

a) *Relevant Planning Policies*

i) Sustainable Development and the Proposed Uses

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (the Framework) is a material consideration in determining planning applications. Framework paragraph 215 indicates that due weight should be given to relevant policies in the development plan according to their consistency with the Framework i.e. the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

The development plan comprises the recently adopted Central Lincolnshire Local Plan (the Plan) and during its examination the policies therein were tested for their compliance with the Framework.

Paragraph 14 of the National Planning Policy Framework (the Framework) outlines the following in relation to the principle of development:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

For decision taking this means (unless material considerations indicate otherwise):

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

In terms of sustainable development, Paragraph 7 of the Framework suggests that there are three dimensions: economic, social and environmental. “These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Meanwhile, at the heart of the Core Planning Principles within the Framework (Paragraph 17) is the expectation that planning should:-

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth”

Turning to Local Plan Policy, Policy LP1 of the Plan supports this approach and advocates that proposals that accord with the Plan should be approved, unless material considerations indicate otherwise.

In terms of the spatial dimension of sustainability, proposals need to demonstrate that they contribute to the creation of a strong, cohesive and inclusive community, making use of previously developed land and enable larger numbers of people to access jobs, services and facilities locally, whilst not affecting the delivery of allocated sites and strengthening the role of Lincoln (Policy LP2). Meanwhile, Policy LP3 sets out how growth would be prioritised and Lincoln is the main focus for urban regeneration; and Policy LP5 supports the growth of job creating development which also supports economic prosperity but only where proposals have considered suitable allocated sites or buildings or within the built up area of the settlement; and the scale of what is proposed is commensurate with its location.

The relatively recent adoption of the Local Plan ensures that there is a very clear picture of the options for growth in Central Lincolnshire. The Local Plan also adheres to the requirements of Paragraph 23 of the Framework, which sets out what Local Planning Authorities should include in Local Plans in order to ensure the vitality of town centres.

The Framework sets out when a Sequential Test and Impact Assessment is required (Paragraphs 24-27) and this is clarified in Policy LP6 of the Plan, whereby local floor space thresholds are derived from evidence contained in the *Central Lincolnshire City and Town Centre Study*. In the case of this application, only the office use could potentially require such assessment. Moreover, Policy LP6 therefore sets out the approach to these other town centres uses and defines the Primary Shopping Area. Policy LP33 supports Policy LP6 and suggests that other town centre uses should be “appropriate in scale and nature to the size and function of the relevant centre”.

In more broader terms, Policy LP33 sets out the general mix of uses that would be supported within the Central Mixed Use Area, including shops (A1); offices used by the public (A2); Food and Drink Outlets (A3, A4 and A5); houses and flats (C3); hotels (C1); student halls of residence and theatres.

ii) Ecology, Biodiversity and Arboriculture

Paragraph 118 of the NPPF requires LPAs to conserve and enhance biodiversity by refusing planning permission where significant harm resulting from a development cannot be avoided, mitigated or compensated for. Meanwhile, Policy LP21 refers to biodiversity and requires development proposals to “protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site; minimise impacts on biodiversity and geodiversity; and seek to deliver a net gain in biodiversity and geodiversity.” The policy then goes on to consider the implications of any harm associated with development and how this should be mitigated.

iii) Archaeology

The Framework and Planning Practice Guide as well as good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets* are relevant to the consideration of Planning Applications.

Indeed, heritage is referred to within the core principles of the Framework (Paragraph 17) and Paragraph 128 of the Framework states that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 141 of the Framework states that LPAs should ‘require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or

in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.’

Policy LP25 in the Central Lincolnshire Local Plan requires that development does not lead to significant detrimental impacts on heritage assets. This issue is directed in relation to archaeology that could be non-designated heritage assets.

b) Assessment of the Impact of the Proposed Uses

The proposals are potentially for a mix of residential, student accommodation, office and / or hotel uses within the building. However, it is evidently possible that the development could only encompass one of these use. As such, it would be necessary to consider the application upon the basis that the maximum quantum of each aspect of the development could be achieved.

i) Housing

The Council’s current housing supply was considered as part of the preparation of the Central Lincolnshire Local Plan and evidence currently available to officers indicates that the Council is able to demonstrate a five-year supply, as such the local development plan policies can be considered up to date and there is not pressure for the Council to approve development which may not otherwise satisfy the three strands of the Framework as referred to above.

As alluded to in the relevant policies, the incorporation of dwellings and/or student housing within the redevelopment of the site are considered to be appropriate uses. Unlike previous applications within the city, there is now not a requirement for developers to evidence a need for student accommodation linked to the demand for students. Similarly, in the context of Policy LP26 and the evidence base to Policy LP37, given the impact upon the social imbalance within nearby communities, the proposals could make a positive impact upon the demand for student housing in this and other communities. Moreover, the demand for houses in multiple occupation could reduce thereby facilitating a return of dwellings to family occupation. Notwithstanding this, it is clear that the site is sustainably located in the heart of the city, close to the facilities, services and employment opportunities that would support residential development; and the Universities in the city are accessible by cycle and walking routes. This ensures that either form of residential accommodation would be appropriate.

ii) Other Uses (Office, Retail and Hotel)

Concerns have been raised by a number of parties in relation to the nature of the uses proposed, particularly in terms of their impact upon the established cultural nature of the immediate area. However, as the site is located within the Central Mixed Use Area, the type of uses is not restricted wholly to leisure and other similar uses.

Nonetheless, the uses still have to meet other criteria, including as indicated by Policy LP6, the development of proposals for main town centre uses in edge-of-centre locations will be expected to sequentially test sites in accordance with the Framework. However, it is considered that the proposed location would be sequentially acceptable given the scale of accommodation sought, the disposition of the site within the wider Central Mixed Use Area and the proximity of the site to the Primary Shopping Area. What is more, as the quantum

of office development would ultimately be below 2500m², it would not be necessary to carry out an impact assessment of the development upon nearby centres.

Similarly, the inclusion of a small element of retailing on the street frontage to Grantham Street and the provision of a hotel would also be appropriate in the context of the mixture of uses expected in this location, and to support the visitor economy (Policy LP7).

Furthermore, the retention of car parking spaces within the development is a positive element of the scheme and the indication is that there would be a small increase to the existing provision within the locality. Whilst a resident has suggested that the proposals will undermine this provision as they would create a demand for parking, there is no planning policy requirement for the parking to be retained as part of the application. In addition, it would not be reasonable to insist that the users of the building should not utilise the car park to enable to be available for others.

iii) Sustainability of the Uses

In terms of the sustainability dimensions of the development, officers recognise that the development would deliver economic and social sustainability directly through the construction of the development and potential creation of other jobs by employment generating office, hotel or retail uses. There would also be indirect benefits through the occupation of the residential / student accommodation and the potential spend of occupiers in the City and the retention/creation of other jobs due to the location of the development within the City. In addition, the erection of development in this location would not in itself undermine sustainable principles of development subject to other matters referred to in the relevant policies, so it is important to consider the wider sustainability of the development.

c) Ecology, Biodiversity and Arboriculture

i) Assessment of the Impact upon the Trees within the Site

The front northeast and northwest corners of the site are occupied by a mix of Alder and Birch trees. Officers have sought the advice of the Council's Arboricultural Officer and do not disagree with his advice that each tree is of moderate amenity value on its own but, as a group, their amenity value is currently significantly greater.

Taking into account the loss of the trees within the site, officers are mindful that it would be difficult to develop an appropriately scaled building that would make a meaningful impact within the site without it compromising or being compromised by these trees. Furthermore, officers are also advised that the trees are mature specimens being possibly 30 plus years in age but that they may be regarded as having a rather limited life expectancy of a further 20 years.

Similarly, officers consider that the trees to the southern boundary of the site presently provide some positive amenity value to break up the open expanse of the site and neighbouring car park. However, the development of the site would almost certainly result in the loss or reduction of this amenity if the trees are retained or removed. Furthermore, due to the proximity of the trees to the retaining wall, between the site and the adjacent car park, the growth potential of the trees is likely to be limited in any case.

ii) Summary in terms of Trees

As the lifetime of the development is likely to be significantly in excess of this timeframe, it would not be reasonable to suppress the development of the site upon the basis of the retention of the trees. However, it would be reasonable to ensure that the trees are only removed from the site once an appropriately designed scheme has been approved and a contractor has been appointed to develop the site.

iii) Other Impacts

Beyond the trees within the site, the site would not be classed as habitat so officers consider that there would not necessarily be conflict with national planning policy principles in the Framework or in Policy LP21 of the Local Plan. Nonetheless, it would be reasonable for the development to provide enhanced opportunities for bird nesting, through bird boxes positioned on the building.

d) Archaeological Implications of the Development of the Site

This section of the report relies upon the advice provided by the City Archaeologist. Officers fully endorse this advice and the recommendations moving forward.

i) Archaeological Background

The site of the proposed development is located in an area of known archaeological potential as it lies within the boundaries of the former Roman city.

Part of the site was archaeologically excavated in 1982, and as a result there is a great deal of information available to inform the application. While it is not necessary to repeat the details provided by the applicant in the desk based assessment, the known remains present on the site include:-

- Well preserved remains of several phases of Roman buildings, dating from the 2nd to the 4th centuries AD
- Saxon timber buildings dating from the 10th century
- Medieval features, including pits, ditches and stone buildings, dating from the 12th to the 15th centuries

While half the site has been partially excavated, a great deal of archaeological material remains in situ. The proposed development therefore has the potential to impact upon these remains.

The site is covered by a local designation known as "Ancient Monument 115A". This designation covers sites within the Roman city that are not protected as Scheduled Monuments, but are considered to be of equivalent significance within the meaning of Paragraph 139 of the Framework. This requires the LPA to apply the relevant paragraphs of the Framework in relation to designated heritage assets as well as those for non-designated heritage assets.

ii) Assessment of Impact

The proposal for Outline permission is supported by an archaeological desk-based assessment that would comply with the requirements of Paragraph 128 of the Framework.

This can be used to establish what archaeological deposits are likely to be impacted by groundworks, and to inform the preparation of detailed foundation designs that enable such impacts to be minimised. However, the information provided by the applicant indicates that there will likely be unavoidable harmful impacts on known remains of medieval date from shallow foundations and landscaping of the site and this will require some level of mitigation by excavation if impacts cannot be avoided.

The use of piled foundations will inevitably result in harm to Roman remains, and the level of that harm can only be fully established once foundation designs are finalised. However, in the context of Paragraph 139 of the Framework, that harm would be **less than substantial**. As such, it is considered that it would be necessary to balance the public benefits of the development against the harm that would be caused.

iii) Public Benefits

Paragraph 133 of the Framework therefore applies and consent should be refused unless substantial public benefits outweigh the harm **or** all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

The public benefits associated with the development have similarities with but are not exclusively confined to the above list. Taking these first, aside from a relatively low-rise, lightweight building, the uses that would not lead to a direct impact upon the asset are those which make use of the current surfaced site. In those circumstances, the asset would not be affected but the site would remain undeveloped and a gap site within the Conservation Area.

Bringing the site forward for development represents an opportunity to plug that gap but only where it is suitably designed to make a positive enhancement of the Conservation Area; and where the harm to archaeology as a non-designated heritage asset is managed accordingly.

Subject to the nature of the proposed use, there would be different direct and indirect benefits, including increases in:-

- the number of hotel bed spaces available within the city, thereby encouraging greater opportunity for visitors and tourism within the city, contributing to direct spending and indirect trading with businesses located in the city; or
- the number of residential properties close to the centre, to the benefit of the mixed use nature of the locality, including direct spend by residents; or
- the opportunities available for office-based businesses to locate themselves in the city, thereby supporting the economy of the city; or
- the number of purpose-built student bed spaces available in a location relatively close to both universities in the city, which should hopefully reduce the dependency further upon houses in multiple occupation.

In considering these impacts, officers are satisfied that the public benefits of the development would be sufficient to outweigh the harm caused to the asset. Notwithstanding this, as alluded to above, it would also be relevant to undertake further evaluation, for the foundations to be sensitively designed in order to ensure that the harm caused can be kept to a level that is **less than substantial**, and for the developer to be aware that some level of excavation may ultimately be required in order to mitigate any residual harm.

iv) Further Archaeological Work

It is recommended that several planning conditions are imposed to require the provision of further information informative to and prior to the submission of any application for reserved matters. This is to ensure that an appropriate mitigation strategy is prepared and enacted as required by Paragraph 141 of the Framework. These should include:-

- Further intrusive evaluation to establish the character and survival of deeply stratified deposits;
- An appropriate foundation design drawn up in negotiation with the local planning authority; and
- An appropriate mitigation strategy, prepared in consultation with the local planning authority, which will allow excavation.

Once this information has been prepared, submitted and approved, the development should proceed in accordance with conditions to govern:-

- The undertaking of works only in accordance with the agreed foundation design and mitigation strategy;
- The submission of an appropriate and acceptable site report; and
- The submission of the site archive to an appropriate museum or archive.

v) Summary

The information provided for the application fulfils the requirements of both National and Local planning policy, and is sufficient to establish the significance of archaeological remains, the broad impacts that will result from the development as proposed, and the level of harm that will result.

While there are certainly significant archaeological remains present on the site, it is considered that a combination of excavation and sensitive foundation design will allow the preservation of these remains either in situ or by record. As there will still be harm to these remains within the meaning of Paragraph 134 of the Framework, the balancing of the public benefits of the proposal alongside this harm has demonstrated that these would outweigh the harm to the heritage assets to be impacted. However, it would still be necessary for the planning conditions to be imposed as suggested above.

In light of this, the Officers fully endorse the approach advocated by the City Archaeologist and are satisfied that the concerns expressed by Historic England have been suitably addressed.

2) Provision of Affordable Housing and Contributions to Services

a) *Relevant Planning Policies*

i) Provision of Affordable Housing

The Framework maintains the principle of creating sustainable, inclusive and mixed communities and calls for local planning authorities to set policies for meeting identified affordable housing needs on site unless offsite provision or a financial contribution of broadly equivalent value can be robustly justified (para. 50). The Council's current policy for affordable housing dictates that 25% of all units should be affordable homes (Policy LP11) for all schemes incorporating 11 or more residential properties.

ii) Other Community Infrastructure and Services

The Framework highlights that planning should be a creative exercise in finding ways of enhancing and improving the places in which people live (para.17). Perhaps most crucially however, is Paragraph 70 which refers to new development and states:

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."

Paragraph 72 of the Framework refers to the importance of ensuring "that a sufficient choice of school places is available to meet the needs of existing and new communities." The Framework therefore advocates that LPAs should "give great weight to the need to create, expand or alter schools".

In addition, developments which would result in an increase in the number of households within the locality are expected to contribute to improvements to existing playing facilities or provide play and amenity and open space that could be utilised by the development (Policy LP24 of the Plan).

This also aligns with the requirements of Policy LP9 of the Local Plan, which requires that developments of 25 or more dwellings demonstrate how they have taken into account health impacts have been designed into the development. Furthermore, developments should also contribute towards health provision where there is evidence that a development will impact upon current provision.

b) Impact upon Education and of the Community Infrastructure Levy

Given that the amount of residential development proposed is not known and may not be implemented should the application be successful, the County Council as Education Authority has requested that a planning condition be imposed to cover the potential impact upon education provision. This is considered to be reasonable and proportionate given the varied nature of the uses proposed and the potential that there ultimately may not be any family units created.

Meanwhile, the majority of the development would not be subject to the Community

Infrastructure Levy given that it is for the development of apartments / student accommodation but the ground floor use may be depending on the nature of the retailing use fronting Grantham Street.

c) *Local Green Infrastructure and Strategic Playing Fields*

The size of the development site would not be sufficient to meet the requirements of policy in respect of on-site provision. As such, it would be necessary to improve existing provision off-site should the development provide residential accommodation. As with education, as the end use is not known, this can be secured through a planning condition.

d) *Impact upon Health*

i) Health Impact Assessment

The application is not supported by a Health Impact Assessment but it is considered that it would be unlikely to result in a significantly different approach to the development of the site. However, it would be reasonable to suggest that the development incorporates some cycle storage to encourage staff / residents / visitors to the development to cycle. Officers are satisfied that this matter could be addressed by planning condition.

ii) Mitigating the Impact on Health Provision

It is important to note that suitable arrangements were only recently made with Healthcare Commissioners in respect of the consultation on planning applications, so no consultation has been undertaken as part of this application, as it would be unreasonable upon the applicant to carry out new consultations in relation to matters not previously discussed. As such, the developer contributions aspect of Policy LP9 will not be applied to this particular application.

e) *Provision of Affordable Housing*

In the context of the relevant policy framework and the scheme presented, it is possible that the development would need to provide affordable housing on or off-site. However, as with other facilities, this can be secured by virtue of a planning condition. Should the applicant subsequently fail to meet these requirements, it could undermine the principles of sustainable development outlined in the Framework.

3) The Impact of the Design of the Proposals

a) *Relevant Planning Policy*

So far as this issue is concerned, as alluded to above, the proposals must achieve sustainable development and it is the social dimension of sustainability that relates to design. Moreover, Paragraph 7 of the Framework requires the creation of high quality built environment. In addition, the policy principles outlined in Paragraphs 17, 58, 60, 61 and 64 of the Framework also apply. Moreover, the Framework states that good design is a key aspect of sustainable development and is indivisible from good planning. Design is to contribute positively to making places better for people (para. 56). To accomplish this development is to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and responding to local character and

history (para. 58). It is also proper to seek to promote or reinforce local distinctiveness (para. 60).

At the local level, the Council, in partnership with English Heritage, have undertaken the Lincoln Townscape Appraisal (the LTA), which has resulted in the systematic identification of 105 separate “character areas” within the City. The application site lies within the High Street Character Area. Policy LP29 refers to the LTA and requires that developments should “protect the dominance and approach views of Lincoln Cathedral, Lincoln Castle and uphill Lincoln on the skyline”. This policy is supported by Policy LP17, which is relevant to the protection of views and suggests that:-

“All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible. Particular consideration should be given to views of significant buildings and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive intervisibility from various viewpoints.”

Policy LP26 refers to design in wider terms and requires that “all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.” The policy includes 12 detailed and diverse principles which should be assessed. This policy is supported by Policy LP5 which also refers to the impact on the character and appearance of the area; and Policy LP31, which refers to the protection and enhancement of the character of the city.

In terms of the wider impacts upon built heritage, Policy LP29 also requires that “proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural context”; and “protect, conserve and, where appropriate, enhance heritage assets, key landmarks and their settings and their contribution to local distinctiveness and sense of place, including through sensitive development and environmental improvements”.

Meanwhile, conservation is enshrined in the Core Planning Principles of the Framework (Paragraph 17) as planning is expected to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. In addition, Section 12 of the Framework also refers to the impacts of development upon designated heritage assets and is supported by Policy LP25 also applies as it specifically refers to the impacts of developments upon these assets. In terms of conservation areas, the policy requires that development should either enhance or reinforce features that contribute positively to the area’s character, appearance and setting. Meanwhile, proposals also need to have regard to the setting of other designated assets, including listed buildings.

Finally, whilst reference has been made by a number of residents to the Lincoln City Centre Master Plan and a Design Brief therein for this site, this document has never been through a formal adoption process either prior to or as part of the adopted Local Plan, as such it is not a Supplementary Planning Document and does not carry any weight.

b) Assessment of the Implications of the Proposals

i) The Site Context and Submission

The application site is contained within the Cathedral and City Centre Conservation Area City Centre and is considered to have the potential to affect views into and within the Area. As such, the visual implications of the proposals for the site are key to the assimilation of development into its context and the creation of high quality built environment. As part of the application process, officers have worked with the applicant in order to ensure that the scale of the development would not have a detrimental impact upon townscape. The applicant has therefore investigated views within the city towards the application site. Meanwhile, in terms of the more immediate context, the applicant has provided two photovisuals of the indicative proposals inserted into their context.

ii) The Impact of the Development in its Wider Context

The information presented in relation to views has demonstrated that the proposals would not be visible from Pelham Bridge due to existing buildings and landscaping in the city. Furthermore, although the proposals would emerge in views in a westerly direction along Monks Road; from a southeasterly direction along Spring Lane; and South along Lindum Road, the impacts would not be harmful in the context of the townscape as the building would either be sat against the backdrop of existing townscape or would be no higher than that townscape. For example, the existing view southwards along Lindum Road shows buildings in the background beyond Danesgate House and the building would sit around the same height.



Existing



Proposed

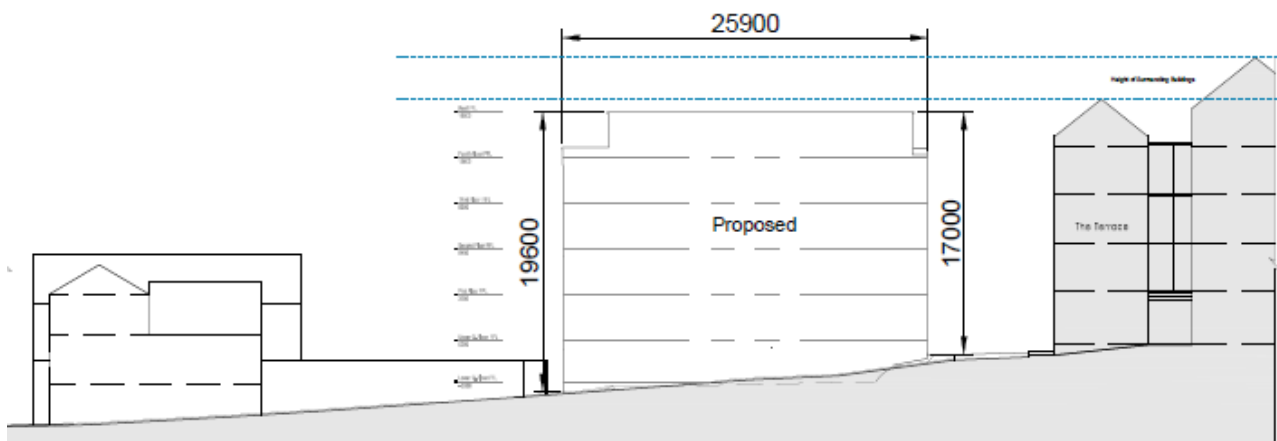
In light of the above, officers are satisfied that there would not be a harmful impact upon views into the Conservation Area as a result of the presence of the development. However, it would be important to ensure that the building is recessive in townscape to assimilate in those views.

iii) Implications of the Development in its Immediate Context

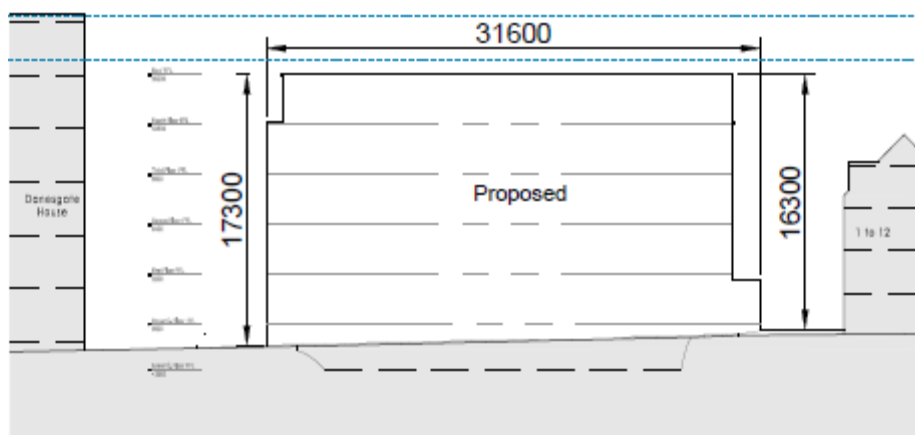
The Civic Trust, as well as residents, are concerned regarding the aesthetics of the building as the design of the building is not considered to be appropriate for its setting.

However, as Members will appreciate, the details shown in the application are only indicative and would need to be agreed through a subsequent application. This would be particularly important in respect of the entrances to the car park. Nonetheless, alongside its end use, the scale parameters included in the application will guide the future form and appearance of the building, as they are essential to demonstrating that a quantum of development can be accommodated in a suitable manner.

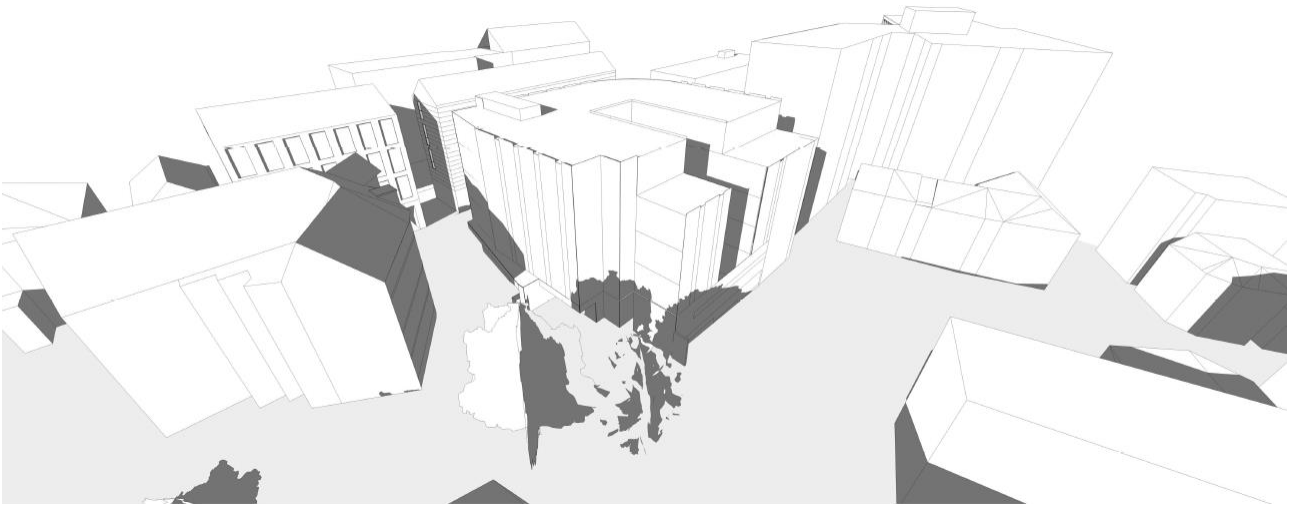
In terms of the scale of the building, it is clear that there are tall buildings within the vicinity of the application site, particularly to the northern side of Grantham Street, in the form of The Terrace, and to the opposite side of Flaxengate, with Danesgate House. Even so, as alluded to above in terms of the view analysis, the importance of getting the scale right within the application site has not been underestimated. Moreover, the details within the application have been amended to reflect officer concerns that the indicative form could not be accommodated without being uncomfortable within the street. The height of the building has therefore been reduced on the top floor and recessed back to lessen the impact of the scale of the building and set it below the roofline of The Terrace and Danesgate House. The original height is shown in blue:



Section through Site from Flaxengate



Section through Site from Grantham Street



Line Drawing of the Building in its Immediate Context from Elevated Position

At present officers remain to be convinced regarding the indicative design and share some of the reservations of residents but, as is evident from recent buildings erected in the city, it is possible to design tall modern buildings that sit well within their context. What the indicative details do show is that the inclusion of a recessed top floor will undoubtedly help to reduce the perceived scale of the building. However, this would be only one part of the design, which would need to incorporate suitable façade treatments to address the street edge and provide activity, to provide visual interest and to further break up the perceived mass of the building, particularly in views from the south and east:



The indicative design of the building viewed from the east



The indicative design of the building viewed from the south

iv) Other Matters Addressed in Comments

The loss of landscaping within the site is addressed elsewhere but it would not be expressly necessary to provide planting in the street in a location which is not typified by planting or street trees. Moreover, the use of appropriate materials and activity are often sufficient in tight street patterns to provide visual interest to stimulate users of the environment. Furthermore, the presence of a building abutting the pavement is not uncommon

c) Summary in Relation to this Issue

The proposals offer the opportunity to regenerate this important area with a high quality development that is suitably scaled to appropriately integrate with the surrounding townscape that contributes to the valued character and appearance of the conservation area. Therefore, it is considered that the proposal satisfies the duty contained within section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. Furthermore, the proposal is in accordance with the guidance contained within paragraph 137 of the NPPF which advises that Local Planning Authorities should look for new development within a Conservation Area and within the setting of heritage assets to reveal or better enhance significance.

4) Implications of the Proposals upon Amenity

a) Relevant Planning Policy

In terms of national policy, the NPPF suggests that development that results in poor design and/or impacts upon the quality of peoples' lives would not amount to sustainable development. Consequently, the implications of both are key to the consideration of the acceptability of the principle of development within a given site. Moreover, the Framework (Paragraph 9) sees "seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life" as being important to the delivery of sustainable development, through "replacing poor design with better design" and "improving the conditions in which people live" amongst others. Furthermore, the core principles of the Framework (Paragraph 17) indicate that "planning should...always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

Policy LP26 of the Plan deals with design and amenity. The latter refers to the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy and suggests that these must not be unduly harmed by, or as a result of, the development. There are nine specific criteria which must be considered. The policy is in line with the policy principles outlined in Paragraphs 17, 59 and 123 of the NPPF. Indeed, Paragraph 123 of the Framework suggests that "decisions should aim to...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development".

b) Concerns Expressed Through the Consultation Process

i) Concerns of Residents and Occupants of Buildings

Concerns have been expressed by occupants of the residential apartments adjacent and of the commercial premises within The Terrace. It is suggested that the proposals would result in direct loss of privacy, loss of light and outlook to those premises and result in an uncomfortable feeling of enclosure to the detriment of living and working due to the distance of the building to neighbouring properties. Furthermore, it is suggested that the height of the building would result in the creation of a dark draughty street.

The response to these matters will be set out below.

ii) Concerns of Other Landowners

The owner of the small car park accessed from Swan Street has suggested that he has been considering an application for the development of his land. However, the application needs to be considered in light of its impact upon the existing use or any approved development. As no such application has been submitted or approved, officers do not consider that there would be any harm caused by the development in respect of this land and there would not be a need to revise the application further.

c) Assessment of the Implications of the Proposals

i) Impacts of the Scale of the Building

A number of residents have raised concerns with respect to the scale of the proposed building and the impacts of the scale of the building on outlook, as well as the potential for loss of light into adjacent properties.

A number of residents have referred to the fact that their view would be obstructed across the site due to the development. Whilst, this is not a planning matter, issues of outlook are more relevant and the impacts upon properties can be considered as part of this report.

The dense urban context within which the area is situated would mean that one would not necessarily expect the same degree of protection of amenity in this context as in a suburban context. However, it is clear that there would be a considerable change in circumstances, including overshadowing and loss of light and outlook resulting from the development. In light of this, officers have considered the suggestion that the building should be reduced to 3-4 storeys in height and set back from its boundaries.

However, due to the dense urban grain of development, including the proximity of buildings to one another, it is considered that a 3-4 storey building set in from its boundaries would undoubtedly still result in some harm by the nature of the scale of the building and its proximity to other buildings and the street below. What is more, setting the building would appear at odds with the established grain of development as buildings are set at the back edge of the footpaths.

In light of the above, it would be necessary for officers to attribute weight to the harm that could be caused in the planning balance of the application and then recommend to Members whether this would be sufficient in its own right or with other matters to warrant the refusal of the application. However, there may be other considerations that could outweigh this harm. This will be addressed later in this report.

ii) Other Impacts of the Development

Residents have also raised concerns regarding the impact of noise from additional residents (particularly students). In addition, the construction of the development has also attracted concerns due to the potential for disturbance from works on site.

- Noise from the Development

The existing noise and disturbance associated with the site as a car park is not one that can be controlled by the Council. Moreover, the noise associated with comings and goings from the car park, cars idling and people returning to their cars (even at unsociable hours) are not possible to control. For the most part, this would remain for the development but some of the impacts would be contained within the building as the car park would be internalised.

Notwithstanding the above, the application suggests that there would be a single point of entry for pedestrians to the building (indicatively shown to the western side of the building). Due to the large number of occupants that the proposed development could house, there is potential for comings and goings associated with hotel, student or residential accommodation to be harmful to residents of the adjacent apartments, particularly at unsociable hours. However, as alluded to by the Council's Pollution Control Officer, this potential issue could be mitigated by implementing an appropriate level building management plan, such as a 24 hour concierge serving the main entrance/reception. This could be controlled by a suitable condition requiring that details of a management plan be submitted at the reserved matters stage to demonstrate how noise from this particular source will be mitigated.

At this time, it is not possible to be sure what plant and machinery, commercial kitchen extraction, or refuse storage may be required for the proposed use but the applicant has indicatively demonstrated that these can be located within the building but these would be close to neighbouring properties. As such, it would be appropriate to control these matters through planning conditions, including the collection hours for refuse and deliveries to the end users.

- Impacts of Construction

Given the proximity of the site to neighbouring properties, there is potential for the impacts of construction to disturb residents. As such, officers agree with the Council's Pollution Control Officer that it would be appropriate to ensure that adequate control measures are put in place. As such, it is recommended that a Construction Environmental Management Plan would be necessary, alongside working and delivery hours.

In particular, residents have raised concern regarding the potential impact of construction traffic. Given that the majority of the site would be developed, it is unlikely that construction vehicles could be accommodated within the site. Given the narrow nature of Grantham Street and requirement for access to neighbouring commercial businesses and residences, it is considered that it would be reasonable for the applicant to explain in the CEMP how it is expected that this issue would be managed to reduce disruption upon those living and working in the locality.

- External Lighting

As the site is close to residential properties, any lighting used to illuminate the building or its entrances may have an impact upon those residents. It is therefore important that this is appropriately designed not to have a detrimental impact upon neighbouring properties. It is therefore recommended that an appropriate scheme of lighting is controlled by planning condition.

- Crime and Anti-Social Behaviour

Concerns have been expressed in relation to the potential overlooking from the development and whether this would decrease security of surrounding properties. However, officers would suggest that a greater level of surveillance would actually improve security of the area.

Nonetheless, the consultation response received from Lincolnshire Police contains pertinent advice in relation to the proposed building including designing-in crime reduction measures within the site and building. It is considered that much of which is suggested can be dealt with through other planning conditions, including effective site lighting but the applicant should be made aware of these recommendations if Members are minded to grant permission for the application.

iii) Overlooking and Loss of Privacy

A number of residents have raised concerns with respect to overlooking / loss of privacy from the proposed development based on the indicative design proposed. However, as all of the details of the development are not fixed, it is not possible to determine whether the proposals would have a detrimental impact upon the occupants of existing properties from the perspective of overlooking / loss of privacy from windows as the final design and position of these is not known. Nonetheless, it would be possible at Reserved Matters to ensure that there would be sufficient controls in place to avoid unobscured windows directly facing into neighbouring windows and/or to present a window to window relationship similar to that already found within the immediate context.

d) The Planning Balance

Taking all the above in to account, it is considered that the proposed development of the site could be accommodated in the future in a manner that would not cause unacceptable harm in respect of most matters relevant to the protection of amenity. Moreover, with satisfactory controls over the design and layout of development at Reserved Matters and controls over the mitigation employed in relation to noise, plant / machinery and servicing / working, the proposals would be socially and environmentally sustainable in the context of the Framework and would accord with the policies in the Local Plan. However, it would be necessary to consider within the planning balance whether the harm that would be caused by the scale of the building would be sufficiently harmful to warrant refusal of the application.

5) Sustainable Access, Highway Safety and Air Quality

a) Relevant Planning Policies

i) Sustainable Access and Highway Safety

The impacts of growth are enshrined in the Core Planning Principles of the Framework (Paragraph 17), which expects planning to actively manage this growth “to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”. As such, Paragraph 35 requires that: “developments should be located and designed where practical to [amongst other things] give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones”.

A number of Local Plan Policies are relevant to the access, parking and highway design of proposals. In particular, the key points of Policy LP13 are that “all developments should demonstrate, where appropriate, that they have had regard to the following criteria:

- a) Located where travel can be minimised and the use of sustainable transport modes maximised;
- b) Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, walking and cycling links and integration with existing infrastructure;
- c) Should provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors, linking to existing routes where opportunities exist, that give easy access and permeability to adjacent areas”

There are also transport measures referred to in Policy LP36, which more specifically refers to development in the ‘Lincoln Area’, the key measures add to and reinforce the criteria within Policies LP5 and LP13. As such, they are intended to reduce the impact upon the local highway network and improve opportunities for modal shift away from the private car. In particular, development should support the East West Link in order to reduce congestion, improve air quality and encourage regeneration; and improve connectivity by means of transport other than the car. Similarly, Policy LP33 also requires that developments do not result in “levels of traffic or on-street parking which would cause either road safety or amenity problems.” Moreover, the policy also highlights the importance of providing appropriate parking for vehicles and cycles for all users within developments; and that walking and cycling links are maintained and promoted.

Paragraph 32 of the Framework suggests that the residual cumulative impacts of the development would need to be severe for proposals to warrant refusal. This is reinforced by Policy LP13 of the Local Plan which 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.”

ii) Air Quality

Paragraph 109 of the NPPF introduces the section in relation to the conservation and enhancement of the natural environment. Given that the site is located adjacent within the Air Quality Management Areas (declared by the Council due to the likely exceedance of the national air quality objectives for nitrogen dioxide and particulate matter), this section of the NPPF should be given great weight. It states that “the planning system should

contribute to and enhance the natural and local environment by...preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability”.

Paragraph 120 sets the scene and refers to development being “appropriate for its location”. It goes on to say that “the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.” Paragraph 124 refers in more detail to the implications of the location of development within an Air Quality Management Area and requires that “planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan”.

Meanwhile, Local Plan Policy LP13 also refers to air quality and requires that “all developments should demonstrate, where appropriate, that they...ensure allowance is made for low and ultra-low emission vehicle refuelling infrastructure.”

b) Sustainable Access and Highway Safety

Residents have raised concerns regarding the existing traffic in the locality associated with the present multitude of mixed uses. It is suggested that severe traffic will ensue from the car park entrances and cause safety issues. There are conflicting views regarding the car parking as highlighted elsewhere in this report, as some suggest that parking should be reduced or controlled. However, the impact of the parking from the development would be largely consistent with the existing arrangements, except that there will be 14 spaces on the lower floor accessed from Flaxengate and 18 spaces on the upper floor accessed from Grantham Street.

The Highway Authority has not noted any incidences of accidents involving the use of the existing access or raised any concerns regarding issues of visibility from the proposed accessed. Similarly, they have not raise any concerns regarding the implications upon traffic capacity or requested a reduction or increase in parking within the site. In light of this, officers consider that it would be difficult to raise concerns regarding the development.

c) Air Quality

Whilst there has been no specific supplementary planning guidance produced in relation to air quality, the quality of air throughout the city has been monitored, and the clear goal of the City’s action plan is to improve air quality.

The site is currently occupied by a surface car park and although the quantum of development proposed may make direct use of the reconfigured parking it may also add to existing pressures. A resident has requested that an Air Quality Assessment is carried out for the development but this has not been requested by the Council’s Pollution Control Officer and officers consider that this would not be proportionate to the development, particularly as the development could be car-free due to its central location.

Nonetheless, there is potential to make a positive contribution to air quality through the development. Whilst there are sound reasons why an operator may not currently make use of electric vehicle charging points within the car park at present, including vandalism, the security offered by a permanent building would provide an opportunity to enhance

provision at the site. It is with this in mind that officers consider that it would be appropriate to request the developer to provide a scheme to include one or more charging points for electric vehicles within the development.

6) Other Matters

a) *Site Drainage*

Policy LP14 of the Local Plan deals with foul and surface water disposal. This links closely to the Framework, which deals with flooding at Paragraph 103. It is proposed that the development would be connected to the mains foul sewer and Anglian Water has suggested that there could be a harmful impact downstream from the development, unless the application includes a scheme to address its impact. Similarly, whilst the Lead Local Flood Authority has not raised any concerns with respect to surface water drainage, Anglian Water do raise concerns. However, the impact in this regard is would not be greater as the site is already hard landscaped and there is potential for rainwater to be reused as part of the development.

In light of this, officers consider that the design of both schemes can be agreed by planning condition and would not be in conflict with the environmental dimension of sustainability outlined in Paragraph 7 of the Framework.

b) *Land Contamination*

i) Relevant Planning Policy

As with air quality, Paragraph 109 of the Framework also refers to contamination. Paragraph 120 expands upon this and suggests that “to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.”

In addition Paragraph 121 states that planning decisions “should also ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.”

In terms of Local Plan policies, given the location of the site, Policy LP16 directly refers to the requirements of development in relation to contaminated land.

ii) Assessment of the Implications of the Proposals

The application is not supported by a report into contamination so it would be necessary for this matter to be dealt with by planning conditions. Moreover, further detailed information will be required before built development is undertaken.

However, it is likely that the proposals would result in lowering of the site for one of the levels of parking, which would lead to remediation of any contamination. In light of this, officers are advised that planning conditions should be imposed to deal with land contamination.

7) Planning Balance

Paragraph 14 of the Framework sets out a presumption in favour of sustainable development which for decision taking means that where relevant policies of the development plan are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework, taken as a whole; or specific Framework policies indicate development should be restricted. There are no restrictive policies that would lead to the proposals not being sustainable. However, a conclusion whether a development is sustainable is a decision that has to be taken in the round having regard to all of the dimensions that go to constitute sustainable development.

In this case, officers consider that the principle of the development of the uses proposed within the site would be acceptable and these developments would deliver economic and social sustainability directly through the construction of the development and the uses proposed therein; and indirectly through the occupation of or use of the floor space within the building. Moreover, the variety of the uses proposed bring separate benefits but all are linked to economic and social sustainability:

- Additional hotel bed spaces available within the city would provide greater opportunities for visitors and tourism within the city, contributing to direct spending and indirect trading with businesses located in the city;
- Whilst the Council currently has a five-year supply of housing, the location of additional residential development in a sustainable location would not undermine this position, rather it would provide additional choice, would benefit the mixed use nature of the locality and promote direct spend by residents;
- The opportunities available for office-based businesses to locate themselves in the city would support the economy of the city; and
- The provision of additional purpose-built student bed spaces available in a location relatively close to both universities in the city should hopefully reduce the dependency further upon houses in multiple occupation (this would also improve environmental sustainability).

It is clear from the main body of the report that the proposed building could not be accommodated within the site without causing some harm to the amenities that the occupants of neighbouring buildings would expect to enjoy. Moreover, the scale of the building would almost certainly overshadow and result in loss of light to neighbouring properties; and would be somewhat overbearing. Equally, it is also clear that it would not be reasonable to preserve the site in aspic or unnecessarily restrict development; both matters are important in the context of sustainable development.

In this instance officers would advise Members that the planning balance should tip in favour of the proposals as greater weight should be afforded to the long term implications of the enhancement that would be brought to the conservation area, as well as the potential stimulus that the proposals could be for further wider enhancement of the historic townscape. This is particularly important given the proximity of Grantham Street to the High Street. As such, although officers sympathise with the owners and occupiers of the properties adjacent, the harm that could be caused to the amenities that they would expect to enjoy would not be sufficient to outweigh the presumption in favour of sustainable development or tip the planning balance against the application.

There is no evidence to suggest matters of congestion or road safety and the impacts upon air quality would warrant refusal of the application due to the social or environmental sustainability of the development. Furthermore, with a suitably designed development, the implications upon the character of the area and the residential amenities of near neighbours would not have negative sustainability implications for the local community, as they would lead to a development that would be socially sustainable. As such, with suitable schemes to deal with drainage, archaeology, contamination, noise and air quality, the development would be environmentally sustainable.

Thus, assessing the development as a whole in relation to its economic, social and environmental dimensions and benefits, officers are satisfied that the benefits of developing this site would, in the long-term, be more important than the potential impacts of not doing so. As such, it is considered that, in the round, this proposal could be considered as sustainable development and would accord with the Local Plan and Framework, sufficient for the recommendation of officers to be that suitable planning permission should be granted subject to planning conditions.

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

Yes additional information provided and the scheme revised following officer feedback.

Financial Implications

The proposals would offer benefits to economic and social sustainability through spend by new and existing residents and visitors, jobs created/sustained through construction and the operation of the development respectively. In addition, if there would residential properties that would be subject to council tax payments or business rates for other uses. What is more, the Council would receive monies towards the upgrade of strategic playing fields and local green infrastructure; and potentially contributions toward the County Council for education.

Legal Implications

None.

Equality Implications

None.

Conclusion

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. As such, it is considered that the application should benefit from planning permission for the reasons identified in the report and subject to the conditions outlined below.

Application Determined within Target Date

Yes, subject to extension of time.

Recommendation

That the application is approved, with authority delegated to the Planning Manager to formulate Planning Conditions covering the matters referred to below:-

- Timeframe of the application (for outline permission);
- Requirements of Reserved Matters;
- Archaeology;
- Schemes to deal with the mitigation of impact upon Education, Local Green Infrastructure / Strategic Playing Fields and Affordable Housing;
- Scheme for Future Management of the Building;
- Details of External Plant and Machinery (including Extraction);
- Refuse Collections and Deliveries (End Users);
- Construction Management Plan;
- Working and Delivery Hours for Construction;
- External Lighting;
- Contaminated Land;
- Electric Vehicle Recharging;
- Schemes to deal with foul and surface water;
- Scheme for Cycle Parking.

Report by Planning Manager

Site Photos



Views in Either Direction along Grantham Street



View from Flaxengate across the Site towards Grantham Street & Swan Street



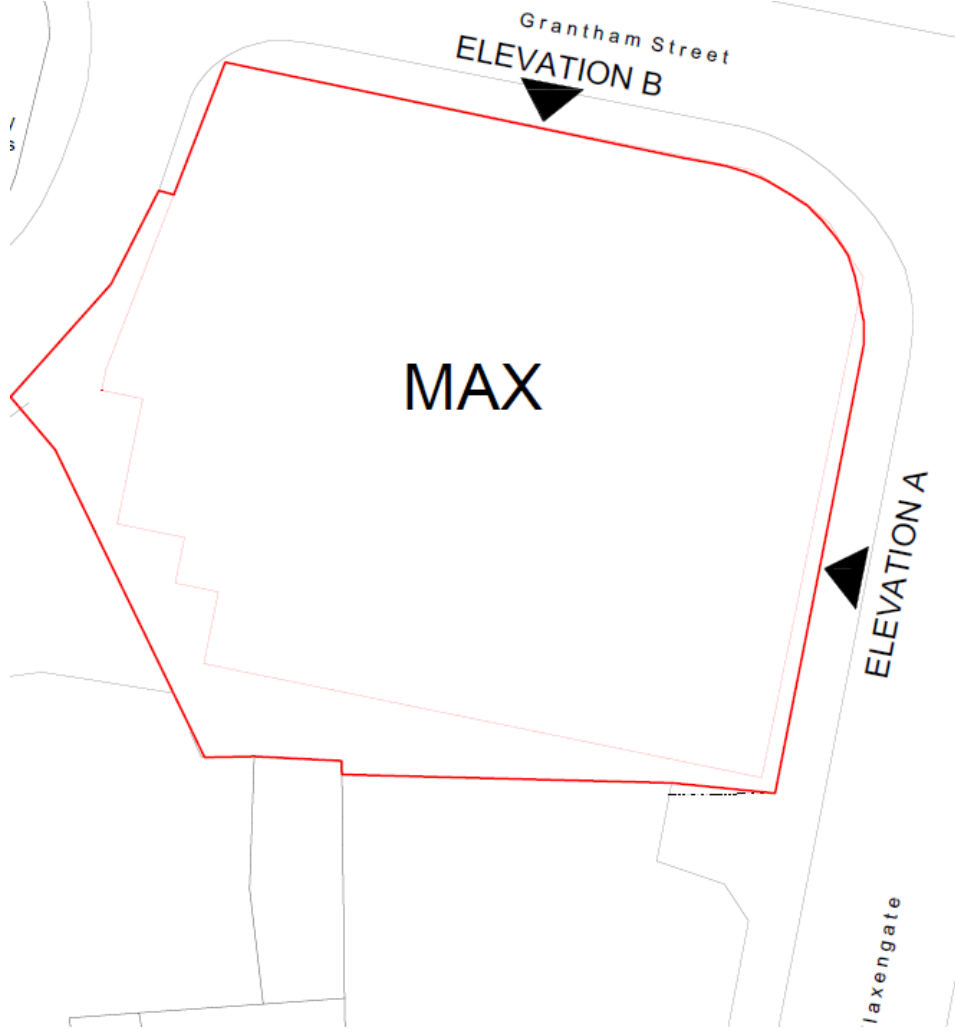
View from Flaxengate across the Site towards its Southern Boundary



Views North along Flaxengate and Swan Street Respectively

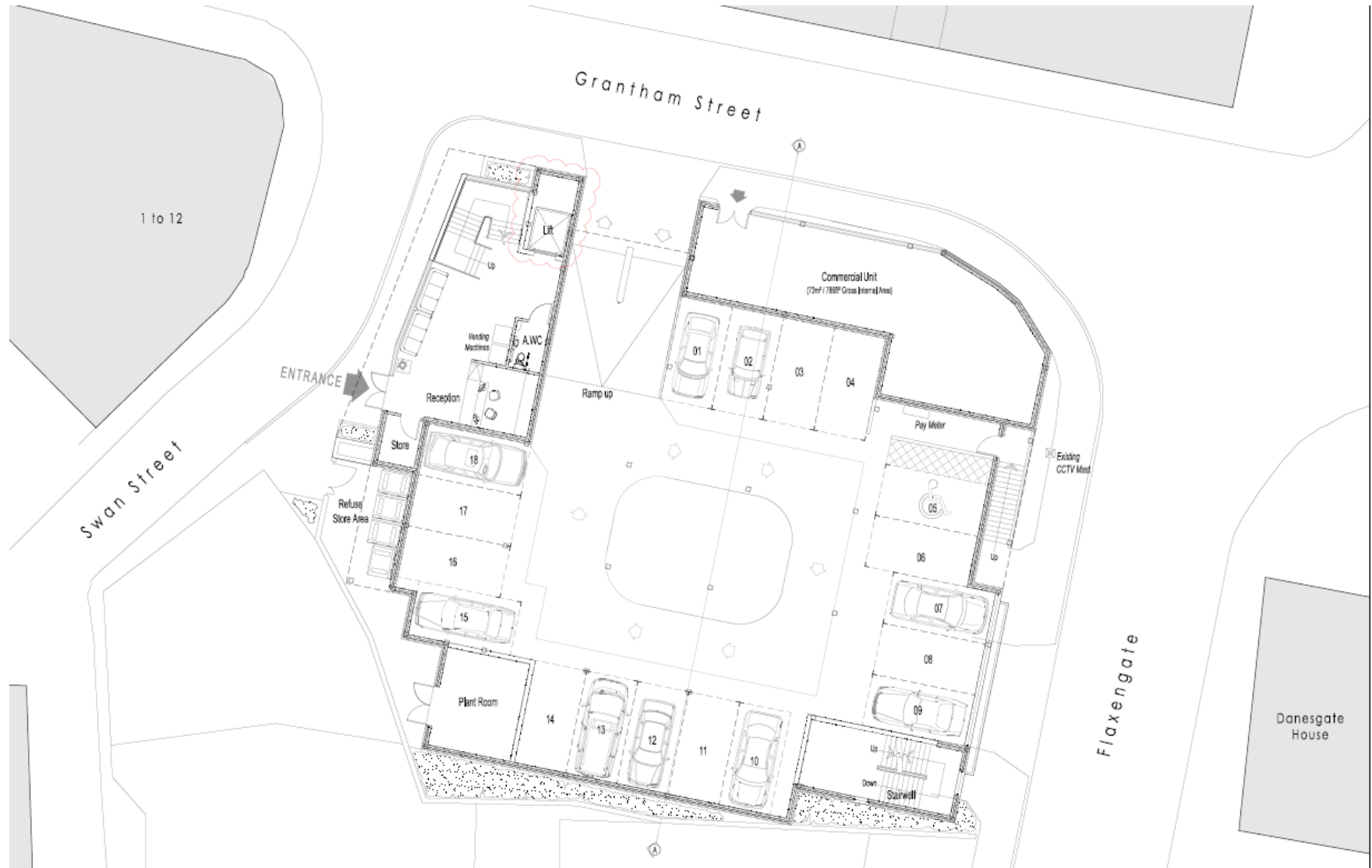
Site Location

Plans





Indicative Lower Ground Floor Level (Car Park Accessed from Flaxengate)



Indicative Upper Ground Floor (Car Park and Commercial Unit Accessed from Grantham Street and Entrance to Floors 1-4 Accessed from Swan Street)

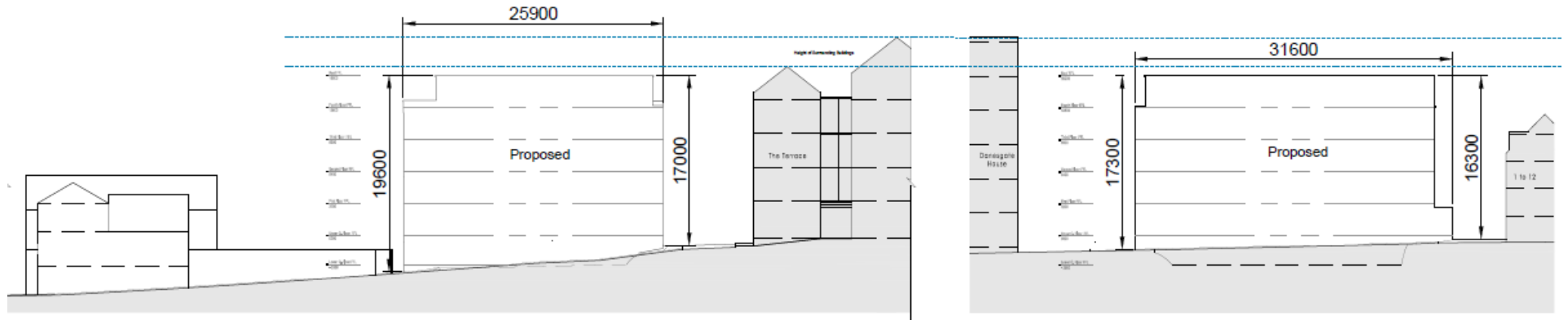


Indicative First Floor Plan (Effectively the same for Floors 2 and 3)

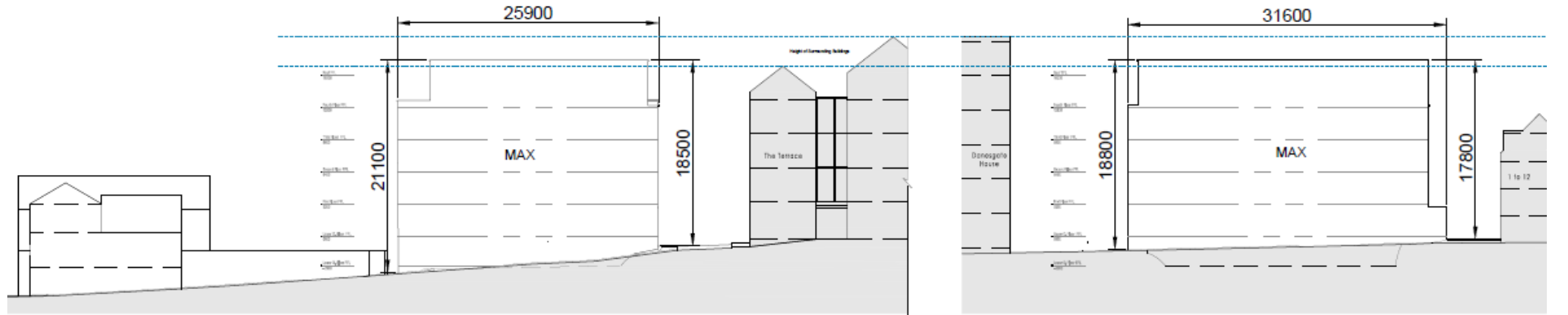


Indicative Fourth Floor Plan (Inset to Mirror Height Plan)

Height Parameters



Proposed Height Parameters Submission



Original Height Parameters

Proposed Indicative Visuals

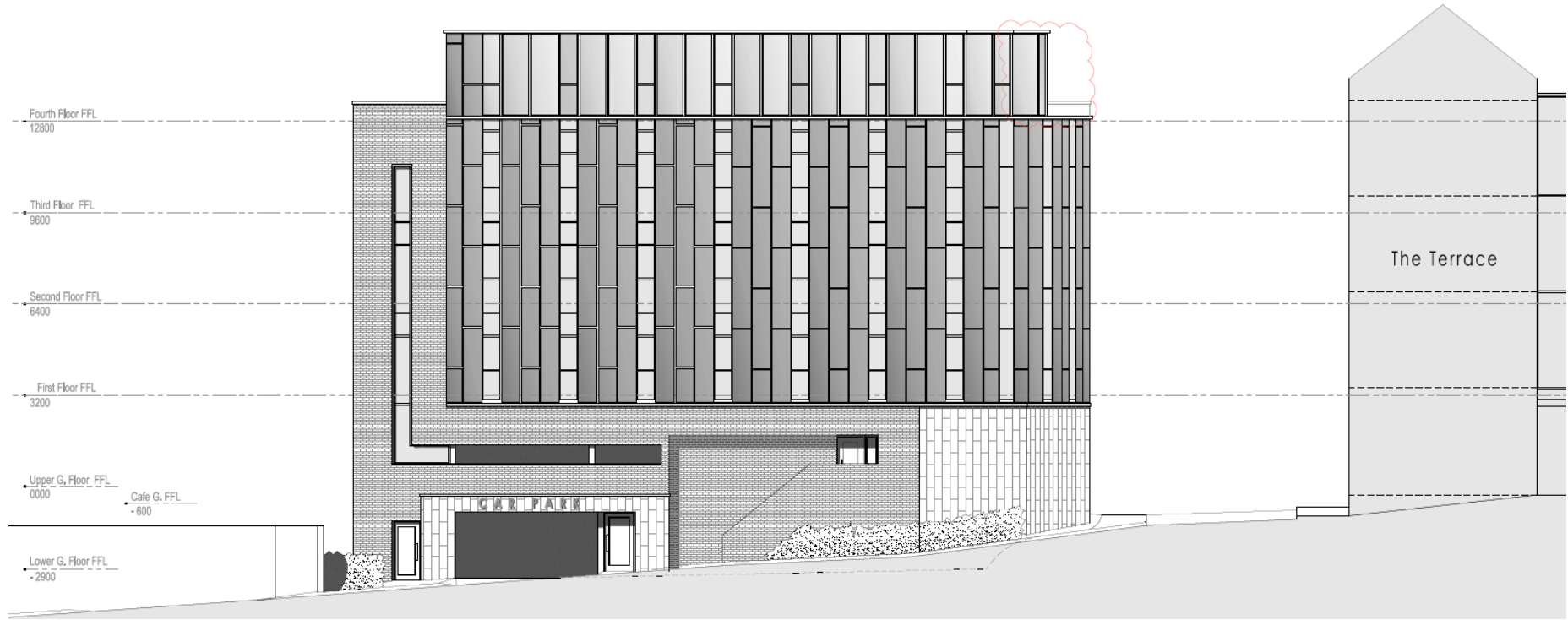




Proposed Elevations



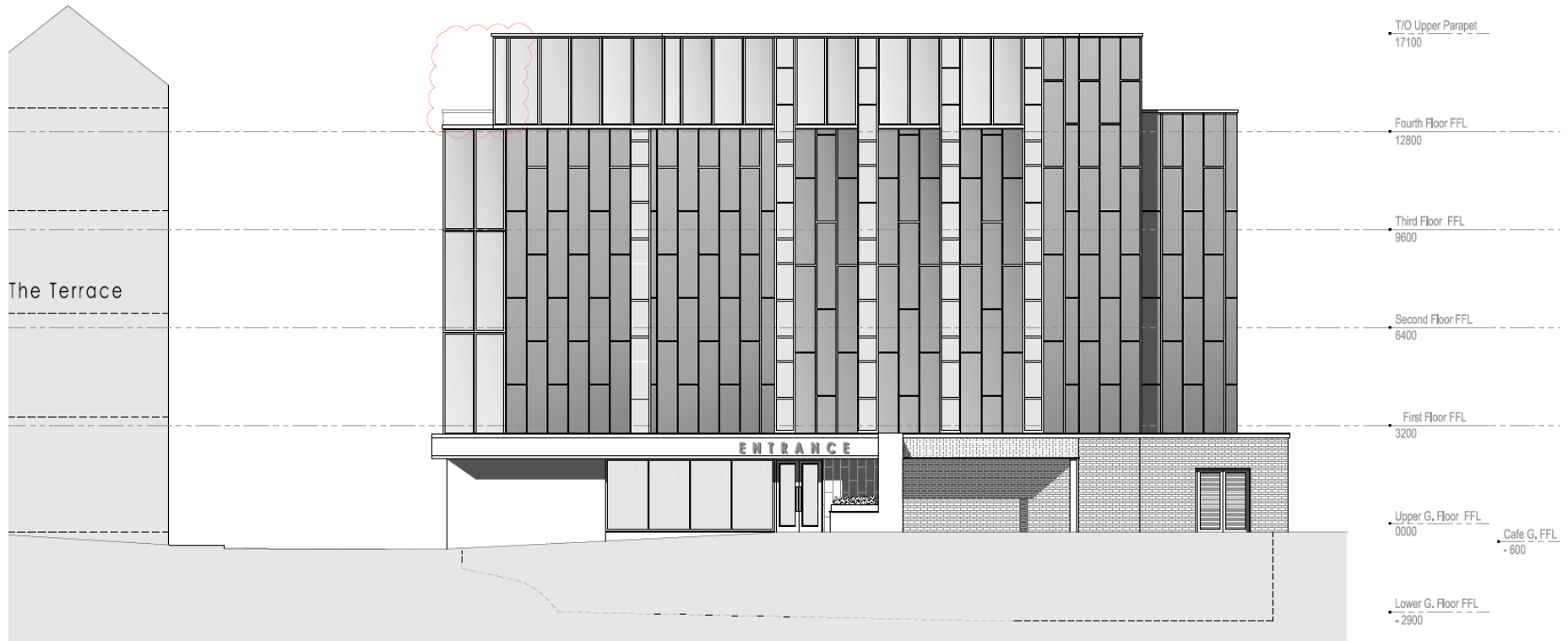
North Elevation (Facing Grantham Street)



Indicative East Elevation (Facing Flaxengate)



Indicative South Elevation



Indicative West Elevation (Facing Swan Street)

This page is intentionally blank.

Responses from Residents

Mr. T. Foley (on behalf of owner of 7 Swan Street) First Letter

I am responding to your correspondence dated, 17th July, 2017 in relation to an application for Outline Planning Permission at the above-noted development site. Please be advised that I am the owner of 7 Swan Street, Lincoln, Lincolnshire, LN2 1LF¹ [REDACTED] - he has lived at this address since 2006 (shortly after the premises was built). For the following reasons both my father and I are opposing the subject planning application:

a) Scale and Height

The proposed development is too large, both in scale and height. A review of the Visuals/Floor Plans reveal that setbacks are required - the building footprint/circumference will encroach significantly on much of the surrounding area and overcrowd other existing buildings - every inch of the site will be occupied by the proposed development. A review of the Visuals/Floor Plans further reveals a building five-storeys in height (including a basement level car park). It will be larger, taller and both dominate and dwarf the much smaller Swan Street Apartment building, completely overshadowing it (see Visuals #5-8). Such an over-sized, tall building would diminish the nature, intent and character of the Cultural Quarter.² The proposed development needs to be setback from the site boundary and significantly reduced in overall size and height;

¹ 7 Swan Street is a two-bedroom apartment located on the second floor (one floor below the top floor and Swan Street facing) of the Swan Street Apartment building (containing twelve apartments).

² The area of the proposed development is a/k/a The Cultural Quarter - located in this area is the Usher Gallery, The Collection, Drill Hall and Theatre Royal as well as The Terrace (located on Grantham Street) containing workshops, studios and offices for creative arts businesses (at the intersection of Grantham Street and Flaxengate there is an informational sign welcoming you to the Cultural Quarter).

b) *Highway Safety and Congestion*

The nearby streets that border the proposed development are Swan Street, Grantham Street and Flaxengate. Both Swan Street and Grantham Street will be much more affected by traffic safety and congestion - they are very narrow streets that already have difficulty accommodating large delivery trucks/lorries³ and even average sized vehicles. Installing a two-storey car park (containing 32 car parking spaces) with an entrance located on Grantham Street and Flaxengate (see the Lower and Upper Ground Floor Plans) would cause **severe congestion** and also be a **safety issue for pedestrians** (tourists and locals who tend to walk in the street).⁴ To prevent congestion and ensure traffic safety, **the number of car park spaces should be significantly reduced (only one floor of car parking and one car park entrance on Flaxengate should be granted)**;

c) *Overlooking*

If planning permission is granted, the much taller proposed development will both overlook and significantly overshadow the Swan Street Apartment building (see Visual #7). **My apartments current views⁵ will be eliminated and replaced with the bland façade of the proposed development - THERE WILL BE NO VIEWS.** In addition, the proximity and positioning of **the proposed developments living spaces will create views into my apartment,** therefore, directly causing a **lack of privacy, including obtrusive light intrusion, which can impair sleep, use and enjoyment.**⁶ As previously stated, **Swan Street is a very narrow street - to prevent overlooking, the proposed development, including the upper floors (facing Swan Street) need to be set-back from the site boundary and reduced in height;**

d) *Loss of Light*

The effect of the proposed development will directly reduce the level of natural light entering the Swan Street Apartment building, as well as my apartment which will be cloaked in a constant shadow of darkness (this is confirmed by Visual #7). The proposed development is too tall/large and **far too close to my apartment building; Swan Street is a very narrow street.** To prevent a loss of natural light, **the proposed development, including the upper floors (facing Swan Street) need to be setback from the site boundary and reduced in height;**

³ Swan Street is continuously accessed by large trucks and lorries delivering goods to High Street shops and restaurants that back onto Swan Street - deliveries are also made via Swan Street to Theater Royal for various stage productions.

⁴ See §246-261 of the Town and Country Planning Act 1990.

⁵ At present, my father can see most of the buildings bordering Grantham Street and Flaxengate, including The Terrace, Danesgate House, The Collection, Grantham Street car park as well other buildings and hills in the far distance, etc.

⁶ My apartment is Swan Street facing, located directly opposite the proposed development.

e) *Layout*

A review of the Visuals/Floor Plans reveal that **the proposed development is solely designed for student accommodation.**⁷ The Floor Plans (#1-4) depict 105 tiny, tightly packed and condensed single room apartments, each containing one bathroom and a very small open plan bedroom/living space. **None of the apartments have kitchens; each floor will contain three large shared kitchen/living rooms - a feature unique to student accommodation. The layout is over-developed, designed to maximize space/rent at the expense of local businesses and residents.**⁸ Such a proposed development will destroy the peace, character and heart of the Cultural Quarter. In its current form, the proposed development shows a total lack of consideration to local residents and businesses - **such a large student building should not be permitted in the heart of the Cultural Quarter. No more than fifty apartments should be approved;**

f) *Design*

“Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.”⁹ Unfortunately, **the proposed development does not “look good” and is poorly designed - there are no design flourishes or elements.** “The successful integration of all forms of new development with their surrounding context is an important design objective”¹⁰ - a total re-design is required with actual forethought, respect and consideration given to the local character of existing building designs/architecture and the Cultural Quarter designation. The design fails to understand or appreciate the context of the Cultural Quarter,¹¹ design impacts on how people interact with places. There should be a consideration and implementation of an arts and culture theme, including the setting aside of space for arts businesses, artists and arts institutions;¹²

⁷ See Floor Plans #1-4. A reference to “student accommodation” is also made by Jackson & Jackson Developments in their planning application, however, they have cloaked their true intentions by also referencing “residential units,” “office” and “hotel.” While there is already student accommodation located nearby at “Danegate House” (49 Clasketgate, Lincoln, LN2 1LA), it should be noted that this accommodation already existed well before the area’s Cultural Quarter designation.

⁸ Stem Architects (the architects for the proposed development), are experienced in designing and overseeing the construction of various forms of student accommodation and university buildings in Lincoln, <http://www.stemarchitects.co.uk> (website accessed July 21, 2017).

⁹ Planning Practice Guidance, “The Importance of Good Design,” <https://www.gov.uk/guidance/design#vibrant-neighbourhoods> (accessed July 24, 2017).

¹⁰ *Id.*

¹¹ It is requested that the proposed development be referred for a National Design Review.

¹² The North and East Elevation drawings currently depict a coffee shop. The removal of additional car park spaces would allow for the inclusion of arts spaces on the ground floor all of which can be rented to non-profits, including artists and galleries, etc.

g) Appearance

The proposed development is an aesthetically unattractive featureless block, containing a mass of car park spaces and tiny apartments.¹³ Other than a Green Roof,¹⁴ the development fails to improve the public realm with soft/hard landscaping i.e. a network of Green and public spaces;

h) Noise and Disturbance

“Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment.”¹⁵ Floor Plans #1-4 of the proposed development depict a Swan Street building entrance located at ground level directly opposite my apartment (see also the South and West Elevation Drawing). Having a **105-student apartment building** located right on my doorstep with an entrance located directly opposite **will cause unwanted noise and disturbance at all hours of the night and day preventing and disturbing sleep.**¹⁶ **The building’s proposed Swan Street entrance needs to be re-located to Grantham Street or Flaxengate to provide minimal noise, disturbance and nuisance to the full-time residents of the Swan Street Apartments.** Additionally, if the planning application is granted, the area will be a building site with noise and disturbance for at least the next 1-2 years, severely disrupting the peace, quiet, quality of life, health and well-being of local resident’s lives, as well as affecting the profitability of local businesses.¹⁷ It is also not clear if the proposed Green roof will also be a resident roof deck - if so, further noise and disturbance will be caused by the resident’s use of same;¹⁸

i) Air Quality

The proposed development site is located in an “Air Quality Management Area.”¹⁹ The development will affect air quality, particularly during the construction phase and thereafter when occupied. A building of this size containing 105 individual apartments will cause an increase in unwanted vehicular traffic and create substantial waste pollution;²⁰

¹³ Other Stem Architect projects also resemble this featureless block-type design - this type of architecture fails to appreciate the local surroundings or consider the needs of future generations, it is “faddish” fast architecture - reminiscent of 1970’s architecture. See some of their past designs, including Riseholme Equine Centre, Lincoln Student Village, Gateway and the atrociously designed pedestrian footbridge across Lincoln High Street appropriately called “Blocwork,” “Projects,” <http://www.stemarchitects.co.uk> (accessed July 24, 2017).

¹⁴ From a review of the proposed development plans it is not clear what exactly the Green Roof will be used for i.e. resident roof deck, growing vegetables, etc.

¹⁵ See Planning Practice Guidance, “Noise,” <https://www.gov.uk/guidance/noise--2> (accessed July 25, 2017).

¹⁶ There will be a constant coming and going of students at all hours, late night parties, loud late night conversations and shouting and yelling, etc.

¹⁷ See §215 of the Town and Country Planning Act 1990. “Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making,” see, Planning Practice Guidance, “Health and Wellbeing” <https://www.gov.uk/guidance/health-and-wellbeing> (accessed July 24, 2017).

¹⁸ A Noise Action Plan should be conducted.

¹⁹ Air Quality Management Area No. 2 - PM10.

²⁰ An Air Quality Assessment should be conducted.

j) Conservation of Buildings

The proposed development is located in a Conservation Area (Conservation Area No.1, designated since April 1968) and more recently on April 24, 2017.²¹ In a Conservation Area, “it is the protection of the quality and special interest of the neighbourhood or area as a whole that is intended. The layout of boundaries, roads, vistas and viewpoints, trees and green features, street furniture and surfaces, the characteristic building materials of the area, the mix of different uses, and the design of shop fronts” are all taken into account - “**development is subject to stricter regulations.**”²² Here, Swan Street, Grantham Street and Flaxengate have unique lampposts and Lincolnshire limestone block-street paving, providing the appearance of a pedestrianized area, and also a calming look and feel to the Cultural Quarter. **The proposed development of student accommodation at the Grantham Street Car Park site is not consistent or appropriate in keeping with a Conservation Area and Cultural Quarter designation. Student accommodation should not be permitted.**

For all the above stated reasons, my father and I are requesting that the subject planning application be denied in its entirety.

Mr. T. Foley (on behalf of owner of 7 Swan Street) Second Letter

I am responding to your correspondence dated, 19th February 2018 in relation to a Revised Application/Plans for Outline Planning Permission at the above-noted development site. As previously stated in my 26th July 2017 correspondence opposing the applicants prior submission (the arguments of which are adopted and restated herein), I am the owner of 7 Swan Street, Lincoln, Lincolnshire, LN2 1LF¹ [REDACTED] he has lived at this address since 2006 (shortly after the premises was built). For the following reasons both my father and I are opposing the revised planning application:

a) Scale and Height

The proposed revised development plans reveal no change in scale and height - the development is still too large. A review of the revised plans reveal that setbacks are still required - the building footprint/circumference will encroach significantly on much of the surrounding area and **overcrowd other existing buildings** - every inch of the site will be occupied by the proposed development. A further review of the revised plans reveals a building five-storeys in height (including a two-storey level car park).² It will be larger, taller, dominate, overtop and dwarf the much smaller Swan Street Apartment building, **completely overshadowing it** (see the Proposed East and North Elevation Visual). Such an over-sized, tall building would diminish the nature, intent and character of the Cultural Quarter.³ **The revised plans do not depict a scale or height reduction.**

¹ 7 Swan Street is a two-bedroom apartment located on the second floor (one floor below the top floor and Swan

² The Proposed Upper Car Park Plan depicts eighteen car park spaces. The previously submitted 3rd July 2017 plans depicted a two-storey level car park at lower and upper ground floor levels (32 car parking spaces), however, the applicant failed to re-submit a Proposed Lower Ground Floor Plan. Therefore, **the applicants revised plans should be denied in their entirety as being insufficiently submitted.**

³ The area of the proposed development is a/k/a The Cultural Quarter - located in this area is the Usher Gallery, The Collection, Drill Hall and Theatre Royal as well as The Terrace (located on Grantham Street) containing workshops,

however, there is a very slight setback located on the fourth floor (Grantham Street facing) located directly above the Swan Street Apartment building roofline (see the Proposed East and North Elevation visual) - this added setback does **NOT** decrease scale and height. **The proposed development needs to be setback from the site boundary and significantly reduced in overall size and height - no more than 3-4 storeys, including car park;**

b) Highway Safety and Congestion

The nearby streets that border the proposed development are Swan Street, Grantham Street and Flaxengate. Both Swan Street and Grantham Street will be much more affected by traffic safety and congestion - they are very narrow streets that already have difficulty accommodating large delivery trucks/lorries⁴ and even average sized vehicles. Installing a two-storey car park with an entrance located on both Grantham Street and Flaxengate would cause **severe congestion** and also be a **safety issue for pedestrians** (tourists and locals who tend to walk in the street).⁵ To prevent congestion and ensure traffic safety, the number of car park spaces should be significantly reduced (**only one floor of car parking and one car park entrance on Flaxengate should be granted**);

c) Overlooking

If planning permission is granted, the much taller proposed development will both overlook and significantly overshadow the Swan Street Apartment building (see the recently submitted Revised Line Drawn Visuals #1-7, in particular, visual #7 as well as the Height Parameter Plan, Elevation B). **My apartments current views⁶ will be completely eliminated and replaced with the bland façade of the proposed development - THERE WILL BE NO VIEWS.** In addition, the proximity and positioning of **the proposed developments living spaces will create views into my apartment,** therefore, directly causing a **lack of privacy, including obtrusive light intrusion, which can impair sleep, use and enjoyment.**⁷ As the Grantham Street facing fourth floor setback is located directly above the Swan Street Apartment building roofline (see the Proposed East and North Elevation visual) it **will NOT prevent overlooking/overshadowing.** As previously stated, **Swan Street is a very narrow street - to prevent overlooking, the windows of the proposed development need to be designed to minimise overlooking; the development needs to be set-back from the site boundary and be significantly reduced in height and each floor level needs to be setback;**

studios and offices for creative arts businesses (at the intersection of Grantham Street and Flaxengate there is an informational sign welcoming you to the Cultural Quarter).

⁴ Swan Street is continuously accessed by large trucks and lorries delivering goods to High Street shops and restaurants that back onto Swan Street - deliveries are also made via Swan Street to Theater Royal for various stage productions.

⁵ See §246-261 of the Town and Country Planning Act 1990.

⁶ At present, my father can see most of the buildings bordering Grantham Street and Flaxengate, including The Terrace, Danesgate House, The Collection, Grantham Street car park as well other buildings and hills in the far distance, etc.

⁷ My apartment is Swan Street facing, located directly opposite the proposed development.

d) Loss of Light

The effect of the proposed development will directly reduce the level of natural light entering the Swan Street Apartment building, as well as my apartment which will be cloaked in a constant shadow of darkness (this is confirmed by Revised Line Drawn Visuals #1-7, in particular, visual #7 depicting a complete loss of light). The proposed development is too tall/large and **far too close to my apartment building. Swan Street will become an unappealing dark and draughty unlit street. The Grantham Street facing proposed fourth floor setback will NOT prevent loss of light. To prevent a loss of natural light, the proposed development, including the upper floors (facing Swan Street) need to be setback from the site boundary and reduced in height;**

e) Layout

A review of the Proposed Plans reveals that **the development is designed solely for student accommodation.**⁸ The Proposed Floor Plans (#1-4) depict 98 tiny, tightly packed and condensed single room apartments, each containing one bathroom and a very small open plan bedroom/living space (a very slight reduction from the 105 apartments previously submitted).⁹ **None of the apartments have kitchens; each floor will contain three large shared kitchen/living rooms - a feature unique to student accommodation. The layout is grossly over-developed, designed to maximize space/rent at the expense of local businesses and residents.**¹⁰ Such a proposed development will destroy the peace, character and heart of the Cultural Quarter. In its current form, the proposed development shows a total lack of consideration to local residents and businesses - **such a large student building should not be permitted in the heart of the Cultural Quarter. No more than fifty apartments should be approved;**

f) Design

“Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.”¹¹ Unfortunately, **the revised/proposed development does not “look good” and is poorly designed - there are no design flourishes or elements.** “The successful integration of all forms of new development with their surrounding context is an important design objective”¹² - a total re-design is still

⁸ See Floor Plans #1-4. A reference to “student accommodation” is also made by Jackson & Jackson Developments in their planning application, however, they have cloaked their true intentions by also referencing “residential units,” “office” and “hotel.” While there is already student accommodation located nearby at “Danesgate House” (49 Clasketgate, Lincoln, LN2 1LA), it should be noted that this accommodation already existed well before the area’s Cultural Quarter designation.

⁹ The Proposed Fourth Floor Plans depict a slight reduction in the number of apartments from 24 to 17.

¹⁰ Stem Architects (the architects for the proposed development), are experienced in designing and overseeing the construction of various forms of student accommodation and university buildings in Lincoln, <http://www.stemarchitects.co.uk> (website accessed 24th February 2018).

¹¹ Planning Practice Guidance, “The Importance of Good Design,” <https://www.gov.uk/guidance/design#vibrant-neighbourhoods> (accessed 25th February 2018).

¹² *Id.*

required with actual forethought, respect and consideration given to the local character of existing building designs/architecture and the Cultural Quarter designation. The revised design fails to understand or appreciate the context of the Cultural Quarter,¹³ design impacts on how people interact with places. There should be a consideration and implementation of an arts and culture theme, including the setting aside of space for arts businesses, artists and arts institutions;

g) Appearance

The revised proposed development is an aesthetically unattractive featureless prison-like block, containing a mass of car park spaces and tiny apartments.¹⁴ Other than a Green Roof,¹⁵ the development fails to improve the public realm with soft/hard landscaping i.e. a network of Green and public spaces. If approved, this development would most certainly be in the running for the Carbuncle Cup;

h) Noise and Disturbance

"Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment."¹⁶ The Proposed Upper Car Park Plan depicts a Swan Street building entrance/reception located at ground level directly opposite my apartment (see also the Proposed East and North Elevation Drawing). Having a **98 unit-student apartment building with 32 car parking spaces** located right on my doorstep with an entrance/reception (open 24/7) directly opposite **will cause unwanted noise and disturbance at all hours of the night and day preventing and disturbing sleep.**¹⁷ **The building's proposed Swan Street entrance/reception needs to be re-located to Grantham Street or Flaxengate to provide minimal noise, disturbance and nuisance to the full-time residents of the Swan Street Apartments.** Additionally, if the planning application is granted, the area will be a building site with noise and disturbance for at least the next 1-2 years, severely disrupting the peace, quiet, quality of life, health and well-being of local resident's lives, as well as affecting the profitability of local businesses.¹⁸ It is also not clear if the proposed Green roof will also be a resident roof deck - if so, further noise and disturbance will be caused by the resident's use of same. In addition, it is also not clear what the purpose of the fourth floor setback is, i.e.

¹³ **I am requesting/demanding that the proposed development be referred for a National Design Review.**

¹⁴ Other Stem Architect projects also resemble this featureless block-type design - this type of architecture fails to appreciate the local surroundings or consider the needs of future generations, it is "faddish" fast architecture - reminiscent of 1970's architecture. See some of their past designs, including Riseholme Equine Centre, Lincoln Student Village, Gateway and the atrociously designed pedestrian footbridge across Lincoln High Street appropriately called "Blocwork," "Projects," <http://www.stemarchitects.co.uk> (accessed 24th February 2018).

¹⁵ From a review of the proposed development plans it is not clear what exactly the Green Roof will be used for i.e. resident roof deck, growing vegetables, etc.

¹⁶ See Planning Practice Guidance, "Noise," <https://www.gov.uk/guidance/noise-2> (accessed 24th February 2018).

¹⁷ There will be a constant coming and going of students at all hours, late night parties, loud late night conversations and shouting and yelling, etc.

¹⁸ See §215 of the Town and Country Planning Act 1990. "Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making," see, Planning Practice Guidance, "Health and Wellbeing" <https://www.gov.uk/guidance/health-and-wellbeing> (accessed 24th February 2017).

outside balcony for use by students - if so, noise and disturbance will also be caused by use of same;¹⁹

i) Air Quality

The proposed development site is located in an "Air Quality Management Area."²⁰ The development will affect air quality, particularly during the construction phase and thereafter when occupied. A building of this size containing 98 individual apartments will cause an increase in unwanted vehicular traffic and create substantial waste pollution;²¹

j) Conservation of Buildings

The proposed development is located in a Conservation Area, Conservation Area No.1, designated since April 1968 and more recently on 24th April 2017.²² In a Conservation Area, "it is the protection of the quality and special interest of the neighbourhood or area as a whole that is intended. The layout of boundaries, roads, vistas and viewpoints, trees and green features, street furniture and surfaces, the characteristic building materials of the area, the mix of different uses, and the design of shop fronts" are all taken into account - "**development is subject to stricter regulations.**"²³ The Central Lincolnshire Local Plan acknowledges the benefit and need of having a Cultural Quarter - para 7.1.2 of the Plan states that, "the regional role of Lincoln has been strengthened with significant projects already implemented or programmed," i.e. the development of a Cultural Quarter. Para 7.5.3 states that, "Lincoln's national and international reputation as a major tourist attraction brings considerable benefit to the local economy attracting visitors and investment into the City. Although successful, there is considerable scope for the further expansion and diversification of this role, not only in relation to the traditional 'uphill' tourist area centred on the Cathedral and castle, but also in relation to other less well known and publicised areas of the City, for example, the Brayford Pool and **emerging Cultural Quarter** centred on the Collection."

Swan Street, Grantham Street and Flaxengate have unique features, including specially designed lampposts and Lincolnshire limestone block-street paving, providing the appearance of a pedestrianized area, and a calming look and feel to the Cultural Quarter. **The proposed development of student accommodation at the Grantham Street Car Park site is not consistent or appropriate in keeping with a Conservation Area, Cultural Quarter designation and the Local Plan.** Such a development diminishes the meaning and classification of the cultural Quarter leading to a reduction in the number of visitors to the area. **Student accommodation should not be permitted.**²⁴

¹⁹ **I am requesting that a Noise Action Plan be conducted.**

²⁰ Air Quality Management Area No. 2 - PM10.

²¹ **I am requesting that an Air Quality Assessment be conducted.**

²² CLLP 16, Conservation Area designation in Central Lincolnshire Local Plan on 24th April 2017.

²³ City of Lincoln Council, "Conservation Areas," <https://www.lincoln.gov.uk/living-in-lincoln/planning-and-building/conservation-archaeology-and-heritage/conservation-areas/> (website accessed on 24th February 2018). See also Local Plan Policy LP25(m)(n), LP26(c)(j)(m)(n)(o)(p) and LP29(c).

²⁴ A more suitable use would be as hotel accommodation.

Here, the applicant has completely ignored the Council's vision for the Cultural Quarter, shown a blatant contempt and disregard to all of the previously submitted objections and has made no real effort in revising its previously submitted application. Reducing the number of student apartments by seven and adding a minor setback on the fourth floor does nothing to increase the acceptability of this development - **real, significant and genuine amendments are required - the application needs to be considered by the Planning Committee.** For all the above stated reasons, my father and I are requesting that the subject planning application be denied in its entirety.

Mrs. M. Hanby (4 Swan Street)

I strenuously oppose this for the following reasons:

There is already so little parking in the area to service the surrounding amenities as it is. The streets are very narrow and it is already difficult to manoeuvre or park nearby to drop off anything at nearby apartments. The proposed development will severely exacerbate the situation with the existing parking taken away.

The lack of access to Grantham street and Swan Street (some of which is cobbled) is already severely restricted. To add to this by having this building with parking on the doorstep will not only create highway safety issues and traffic congestion but the noise and disturbance at all hours of the day and night will be terrible.

My apartment is in Swan Street. Since I purchased this, shortly after the building was completed, we had to endure noise and inconvenience from the Museum apartments as well as The Terrace.

Both of these developments blocked out views and natural light. To have another building built on the only area left will extinguish any remaining natural light and privacy we have left.

I was always of the understanding that the Council has a policy of encouraging this part of town to be a cultural area. If this is so how on earth can a building of this monstrously huge design (height and appearance) fit in with this format and even be considered?

The proposed structure is overbearing. Whether it be a hotel or student premises, it will have a huge impact both with noise, disturbance and loss of amenity to nearby residents and workers. If it were to be a hotel, one has to assume it will run a 24 hour service. If student accommodation, then with the local nightlife so nearby, this will inevitably engender many anti-social issues particularly at night. There is ample student premises next door to the proposed building and adequate hotel accommodation nearby.

In a nutshell this application if granted will create an urban chaos negatively impacting to the local amenity. I ask that you please refuse this application in its entirety.

Miss. S. Reid (8 Swan Street)

I strongly object to this development as a long term resident of the flats on Swan Street, directly facing the current car park. I cannot believe this is being considered, and object for the following reasons:

1. The building would be extremely close to the Swan Street apartments, as well as the apartments on Grantham St and the business at The Terrace. My flat looks out over the car park, and any further high rises would completely block all views and I would lose most of the natural light into my property. I would be completely blocked in.

2. The building will look directly into and overlook my flat, my front room (which has a bay window) and my bedroom. Unacceptable.
3. The area is already extremely busy for such a small space, with the Collection museum, the Usher gallery, the registry office, the Terrace, two apartment blocks, plus delivery for the Theatre, a pub and a restaurant. Congestion would be ridiculous. The increase of noise and disturbance to our residential area would be intolerable.
4. This is meant to be part of the cultural quarter. And I believe this would impact the quiet, touristy, and industrious nature of our area negatively.
5. I believe this will have a terrible impact on the residents of Swan Street and Grantham Street. For me personally, the noise, congestion, loss of light and privacy would be unacceptable and I urge the council to reconsider.

Sarah Forward (Room AF1, The Terrace)

I saw in the Lincolnshire Echo this morning about this planning application

I would like to put forth my strong objections to such an application please, for these reasons:

1. I work in a first floor office of The Terrace on Grantham Street, overlooking the current ground level carpark. I am assuming it is that carpark that the build is being proposed for. If there were a 6 storey building facing my window, not only would it mean the offices are grossly overlooked but I would lose pretty much all natural light.
2. The road is already severely congested throughout the day just with deliveries to all the local businesses, such a small road coming from the Clasketgate one way system would be even worse with all the extra traffic, not to mention all the works vehicles actually during the build!
3. There are so many cars already using Grantham street and Flaxengate for business access- how on earth could you provide such access if you're building on the carpark?!
4. The noise and chaos created in such a build will be a big nuisance for all the tenants of The Terrace. Many require customer access to the building as well as 24hr access themselves.
5. Grantham street / Flaxengate has a high footfall for many reasons: Visitors, customers and clients of The Terrace; The city's Registry Office; The Collection- used by residents, tourists and school children; access to the high street; access to the Bailgate...

I'm sure this would all be vastly interrupted by building in such a busy and confined area.

I'm very disappointed that this application has even been thought of, let alone considered. It would devalue many tenants work environment of The Terrace simply just by being noisy and blocking essential daylight.

Mr. P. Hurst (Rm AF9, The Terrace)

I am the engineering manager of a business located in room AF9 of the Terrace.

Our natural light comes from the location for which the proposed development is planned – this natural light would be significantly reduced by a 6 storey building. Our balcony opens onto the area where the building is proposed. This building would cause

a huge impact on the residents of our office. There would be horrendous noise during construction and additional noise afterwards - especially if it ends up as a hotel. We would be overlooked from a very short distance.

There would be additional congestion on Grantham Street which is already often blocked by delivery lorries on a daily basis.

Additionally 3 mature silver birch trees outside my window would be removed

Mr. J. Wright (73 Nettleham Road) (Initial Response)

I am an adjoining owner to this proposed development, having a small private car park abutting it immediately on the SW. The NE corner of my land shares a boundary with this proposed development, which has a ground floor approx. one storey higher than my land, as the ground falls steeply to the south.

My comments are delayed because I regret I was not informed of this planning application, despite being an adjoining owner

Planning Background

In 1998, the City of Lincoln adopted an admirable **Lincoln Local Plan** that included Policy 19A that dealt with sites at Grantham Street/Flaxengate. This encouraged small scale uses on the **ground floor** of new developments, including small shops, restaurants, cafes, pubs, business etc.

On-site car parking was only to be provided where essential for businesses or housing within the development, and was to be kept to a minimum, and not to conflict with a pedestrian dominated environment

The Lincoln Townscape Assessment was produced in 2012. All current development proposals should take this assessment into account and any subsequent guidance.

The **Lincoln Local Plan** has been superseded, but **The Lincoln City Centre Master Plan** was produced about 5 years ago. Although it does not have statutory status, it should be regarded as relevant guidance. The Council's excellent vision for the area remains much the same as in the 1998 plan, included developing the area as part of the city's cultural quarter, promoting creative industries/incubator business, capacity for home working, and promoting active street frontages through mixed use development and servicing to the rear

The Council's Design Brief on the Applicant's site envisaged along the Grantham Street frontage, a number of 8m wide 3-4 storeys mixed use buildings, to reflect the typical street scene in this area.

Although the relevant statutory plan is now **The Central Lincolnshire Local Plan, April 2007**, which is less prescriptive and has more generic policies, one would have expected that any responsible developer would have made some attempt to reflect the City Council's vision for this area. **Regrettably, this outline application bears no relation at all to the Council's vision, and is a gross overdevelopment of the site, with complete disregard for previous policies for the historic environment and street scene, and for the amenity of and effect on adjoining owners and residents.**

I therefore object for the following detailed reasons:-

City of Lincoln Conservation Area No.1 - Cathedral & City Centre

This application is sited within this area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation area protection extends beyond buildings, to include streets, trees, paths and views.

This development should therefore reflect the intention of the conservation area, be sensitive in design, and make a positive contribution to the area. Regrettably it does none of this, and **is a massive overdevelopment of the site, occupying the whole area right up to the pavement and adjoining boundaries. The scale and mass of the building is far too large, it is much too high, and the design is mundane and uninspiring. The design and the intended use does nothing to contribute to the special character of the area**, which is in the Cultural Quarter of the City, and which Lincoln City promotes for its emphasis on theatre, museums, art, music, small shops, cuisine, bars and cafes.

Impact on Adjoining Owner

My land has been owned by my family since the 1930's. It is accessed from Swan Street, which is a narrow and inclined cobbled street that still retains some of the original character. I have recently been considering whether to apply for a development with small ground floor units such as artists and craft workshops and shops, and with a limited residential development above. However, this application is sited virtually on my boundary, and has windows effectively up to 7 floors in height (as it is on higher ground) above and overlooking my site. This will harm my development rights, and effectively damage and reduce my use of my land for residential purposes. **This development needs to be set back much further from my boundary, and there should be no windows facing and overlooking my site, and the height should be much reduced**

Impact on Other adjoining Residents and Properties.

Immediately to the west across the narrow cobbled Swan Street is a 4 storey block of flats, with windows that look east across the applicant's site. This 6 storey proposed development will completely dominate and overtop this existing residential block, cause loss of light, and visual intrusion and loss of privacy, as the proposed windows would look directly into the windows of existing residents.

This development needs to be set further back from the Swan Street pavement, there should be no windows looking directly into the existing residential apartments, and the block should be no higher than 3 to 4 storeys, including car park.

This development will also impact on the 4 storey Terrace building immediately to the north across Grantham Street, which houses small artists and craft units, a café, and offices. It will cause gross overlooking and loss of light. **The block should therefore be no higher than 3 to 4 storeys, and windows should be designed to minimise overlooking.**

Effect on the Street Scene

Grantham Street and particularly Swan Street are relatively narrow inner-city streets. This development, right up to the pavement line, will convert adjacent parts of both streets into dark draughty walled in streets, instead of creating a sunny and appealing link between the Strait, the High Street, and the Collection and Usher Gallery. **This oversized block will dominate these streets, and it should be set back and reduced in height**

Use of the building

The applicant asks for outline approval for residential, and/or student accommodation, and/or offices, and/or hotel use. However the plans indicate that the entire block is currently designed for student use, with 105 very small single rooms with bathrooms, but sharing 3 kitchen/living rooms on each floor. This is gross over development. **Although student accommodation is needed, this type of building is highly inappropriate in the Cultural Quarter, and next to existing residential apartments. The area already has a late night culture, and this development will add greatly to night time disturbance on local residents**

A more benign and suitable use would be as hotel accommodation, as it is central to many attractions for visitors, and accommodation for them in this location is at a premium.

Loss of Public and Visitors Car Parking

The current NCP public car park has 30 parking spaces, and is well used, particularly by many visitors to The Collection and The Usher Gallery, and to the attractions of the Steep Hill and High Street. The City of Lincoln's own park next to the Collection is usually full all day, so the NCP car park is the nearest alternative location

I am told that NCP will continue to operate the new car park in the proposed development, which provides 32 car parking spaces on 2 levels. However, it is highly probable that the users of the building, be they students, residents, office staff or particularly a hotel for its guests, will enter into an arrangement with NCP to have many car parking spaces reserved for their use. **Visitors to the Cultural Quarter will therefore find it extremely difficult to park, which will reduce the attraction of Lincoln to the public.**

Relevant Policies in the Central Lincolnshire Local Plan

This application therefore conflicts with many policies in this statutory Local Plan, particularly:-

Policy LP25: The Historic Environment, Conservation Areas

Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;

Policy LP26 Design and Amenity

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.

- c. 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;
- j. 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;

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.

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

Policy LP29: Protecting Lincoln's Setting and Character

Proposals for development should seek to make a positive contribution to the built and natural environment and quality of life in the Lincoln area. All development proposals should contribute to the realisation of the following key principles, taking into account the Lincoln Townscape Assessment (2012), and any subsequent guidance:

- c. Proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural context;

Conclusion

This outline application is a gross and inappropriate overdevelopment of the site. It appears to be designed to maximize development returns, and does nothing to respect or contribute to the vision of the Council or to this area of special character or. It is in conflict with many policies in the Central Lincolnshire Local Plan

It could continue the trend where developers seize every possibility, and if the City then grants approval, then this leads to a street scene that is an ad-hoc collection of unrelated and discordant buildings that are too large and obtrusive. If the Planning Committee approves this development, even with conditions, it will lose the opportunity to improve the area, and future generations will wonder why this important location has been allowed to be despoiled

For all the above reasons, I urge the Planning Committee to refuse to grant planning permission

Mr. J. Wright (73 Nettleham Road) (Response to Revised Plans)

Thank you for informing me on 19 February that the applicant has submitted revised plans for this outline planning application. I have reviewed these, and conclude that the only alterations are very slight revisions on the fourth floor only, with some inseting and a reduction in the number of apartments from 24 to 17.

The lower ground floor plans were not posted, so I assume that there are no changes below the fourth floor. If this is not correct, then please kindly advise me by return.

It appears therefore that these changes are largely cosmetic, and do virtually nothing to reduce the impact and increase the acceptability of this development. Please note therefore that my objection letter dated 31 October 2017 to the original development still stands and applies equally to these revised plans.

Please also note that I wish to make verbal representation to the Planning Committee that will consider this application

My Conclusions to both the original application and to these revised plans are therefore that:-

This outline application is a gross and inappropriate overdevelopment of the site. It appears to be designed to maximize development returns, and does nothing to respect or contribute to the vision of the Council or to this area of special character or. It is in conflict with many policies in the Central Lincolnshire Local Plan

It could continue the trend where developers seize every possibility, and if the City then grants approval, then this leads to a street scene that is an ad-hoc collection of unrelated and discordant buildings that are too large and obtrusive

If the Planning Committee approves this development, even with conditions, it will lose the opportunity to improve the area, and future generations will wonder why this important location has been allowed to be despoiled

For all the reasons stated in my letter dated 31 October 2017, as attached, I urge the Planning Committee to refuse to grant outline planning permission to these revised proposals.

Mrs. A. Draper (4 The Glebe, Upton, Gainsborough)

Yet again we are faced with another disappointing planning application for an unimaginative "box" - It is heart breaking to see the city that you love exploited by developers who want to put up yet another generic block of flats in such a mechanised and soulless way.

That aside, these are the reasons that this planning application should be rejected. This application falls within the C1 area covered by Lincoln Master Plan and described as the "Cultural Quarter."

Height

The most noticeable thing about this proposal is its excessive height (even in the revised version.) The Lincoln Master Plan, states that both Flaxengate and Grantham Street should be a "large percentage of residential 3-4 storeys mixed-use buildings". This proposal is for two storeys of car parking with another four storeys of residential on top - the equivalent of 6 storeys at the lowest point of the site and five at the highest point of the site.

It is very clear from the applicant's own proposed elevation drawings that the "upper ground floor" is level with (or possibly even slightly higher than) the highest part of the site on the north-west corner. If highest part of the site is taken as being "ground level", then the proposed "upper ground floor" is undoubtedly the ground level/first storey. The commercial unit and upper ground floor car park are clearly on ground level/ first storey.

I feel that interpreting this proposal to be "3-4 storeys" in the way that the applicant has done (i.e putting a car park and commercial unit on the first storey and then adding another four storeys of residential on top) is rather disingenuous to say the least and certainly should not be permitted.

The important factor here is that the proposed exterior appearance and actual overall height is that of a 5-6 storey building and this causes problems that planning policies are aimed at mitigating.

The master plan for both Flaxengate and Grantham Street also states that "Residential development to incorporate capacity for home working utilizing basements and dormers."

This statement regarding "basements" combined with "three to four storeys" suggests

that the planners have already carefully considered that this is a sloping nature of the site and the other buildings and expect basements to be included and regarded as a storey. (for example like the Neustadt Court buildings). I would suggest that this also means the lowest part of the proposed site should be a maximum of four storeys including the basement and a dormer) with a maximum of three storeys including dormer on the highest part of the slope - similar to that of the apartments on the junction of Grantham Street and Swan Street.

The vast majority of buildings in the surrounding areas of Grantham Street, Swan Street, Clasketgate and Flaxengate will be dwarfed and overshadowed by this proposed building. Only Danesgate House and The Terrace are higher (the proposed building is probably actually taller than The Terrace when the slope is taken into consideration). The surrounding buildings are much smaller scale than the proposal with their design often utilising the sloping site and the space within their pitched roofs. The applicant appears to have totally discounted the scale and height of the majority surrounding buildings in the area choosing instead to model their building's height on the exception.

Character and Style

As mentioned previously, the master plan for both Flaxengate and Grantham Street states "Residential development to incorporate capacity for home working utilising basements and dormers."

This statement is a clear indication of how planners see the character of the area and envisage its future development. This statement (regarding using dormers) indicates that the planners wish developers to take their cue from the majority of the surrounding buildings which are generally more traditional in style and have pitched roofs - many making use of dormers or utilising the roof space by incorporating velux-type windows. All the buildings along Swan Street are small scale with pitched roofs, as are the majority of buildings in Clasketgate and the Royal British Legion building on the corner of Flaxengate and Clasketgate. All the buildings on the western stretch of Grantham Street have pitched roofs.

This planning application does not respect the character of either the surrounding historic buildings or the new more recent additions such as The Collection or The Terrace which also have pitched roofs.

While the The Terrace isn't everyone's cup of tea, it is clear that it has been carefully designed to reflect its surrounding buildings by creating a series of outlines of traditional terraced houses using a variety of materials, heights and pitched roofs. The Collection, again is not to everyone's taste but it is made from beautiful Ancaster Stone, has as a low profile making use of the gradient and has a stepped roof with pitched sections.

The question needs to be asked where has the applicant taken their inspiration from for this building's style? How does this proposal fit in to its surroundings? This applicant seems determined to disregard the true character of the Cultural Quarter instead choosing to take their "inspiration" for height and "style" from the nearby flat-roofed "square", over-sized, buildings of Danesgate House, Akrill House

and Lincolnshire County Council's Crown House - all of which are universally disliked and widely regarded as eyesores . If the applicant is permitted to go ahead and take their cue from these few post-war "mistakes" they will just be repeating the errors of the past rather than moving forward.

Trees and Greenery - part of the character of the Cultural Quarter is the amount of greenery and trees. A quick look on Google satellite clearly demonstrates the amount of trees in this area. Trees are an integral part of this area and character. There is a lot of use of hard materials in this area - brick and stone both on the buildings and paving. Without trees it could be oppressive and unpleasant but fortunately this hardness is broken up and softened by the trees and greenery, giving it a pleasant feel. Removing the trees and building right up to the boundary will give it a clinical feel.

Frontages and Car Park Entrances

Planners want to see activate frontages. While car park entrances may be called "active" they are hardly inspiring.

From a safety point of view, having vehicles exiting from a car park over a pavement is a hazard. To reduce risk there should only be one exit/ entrance (preferably on Flaxengate to keep traffic away from the shop units where pedestrians are more likely to be browsing or wandering)

"Corridors"

The relationship between the application site and the surrounding roads and buildings seems to have been totally overlooked or ignored.

The roads around the site are narrow, so the height and scale of the proposed building will no doubt turn the routes around it into dark tall-sided "corridors." The height of the proposal combined with the narrowness of Grantham Street and the height and dark colour of The Terrace will turn this area into a gloomy unwelcoming place.

This proposal will make Swan Street and Grantham Street in particular, very unpleasant to walk down. They will become dark and intimidating alleyways and people will choose to avoid walking along them especially at night. Also we know that such places are more likely to be used for criminal activities, urination and littering. Planners have stated that they want to encourage walking routes in this area particularly east west. This will not create pleasant walkways.

A fundamental premise of planning is that developers need to carefully consider height and character in relationship of any proposal in relation to its surroundings as well as the impact it could possibly have on the future of that community - this fails miserably on all of the above.

This applicant has also submitted a separate application for large scale "emergency" temporary student accommodation development on a different site. It appears that this outline application on Grantham Street has been submitted for the same reason - on spec to see if they can get some large-scale quick -fix student accommodation.

I feel that the applicant has only considered their own requirements without due thought or regard for anything else or anyone else.

An application for this site needs more careful thought and consideration because this building will not be temporary - it will affect the whole area and local community for many years to come.

Not only that but they will undo all the hard work that has been done in the area in recent years to keep character and move away from the square blocks and it could be detrimental to the future of the area by acting as a precedent for more eyesores.

Responses from Other Consultees

Anglian Water

ASSETS

Section 1 – Assets Affected

1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

2.1 The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

3.1 Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Section 4 – Surface Water Disposal

4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building

Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

We will request that the agreed strategy is reflected in the planning approval.

Section 5 – Trade Effluent

5.1 The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

“An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.”

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Foul Sewerage Network (Section 3)

CONDITION

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

Surface Water Disposal (Section 4)

CONDITION

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

Historic England (Received Prior to Works being undertaken by the Applicant)

Thank you for your letter of 22 November 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

This outline application is for the erection of a six storey building on Grantham Street, Lincoln - to include 2 levels of car-parking with 4 storeys above. The application site currently provides surface car-parking and is bounded to the east by Flaxengate, to the north by Grantham Street and to the west by Swan Street. The development site lies within Cathedral and City Centre conservation area and within the setting of highly designated heritage assets including Lincoln Roman Colonia (scheduled monument). There is also the potential for archaeological remains of national importance within the site.

This proposal affects the character, appearance and significance of the conservation area and has the potential to affect the significance of heritage assets within it. We note that very limited information has been included with the application and that no assessment of significance has been submitted. As you are aware paragraph 128 of the Government's National Planning Policy Framework (NPPF) advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

We therefore strongly recommend the applicant submits further information to address this important issue. Any assessment would need to consider the potential impact of the development, particularly in terms of its scale, height, massing and design on the significance of heritage assets which are affected. This could usefully include visualisations/photomontages to convey any impacts from key viewpoints. Particular consideration should be given to potential impact on views when looking from higher ground to the north down the hill, across the development site.

We would highlight that on the archaeological evidence immediately available it is evident that impacts upon archaeological remains of national importance (paragraph 139) are a key issue requiring pre-determination analysis of previous excavation results and further survey and investigation (paragraphs 128/129/132/134/135 and 139 of the NPPF). In this regard we also refer you to the advice of Alastair MacIntosh, City Archaeologist

Policy

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The courts have held that considerable importance and weight must be given to this consideration.

The importance attached to significance with respect to heritage assets is also recognised by the Government's National Planning Policy Framework and in guidance, including the Planning Practice Guidance. Significance can be harmed or lost through development within its setting, any harm or loss to significance 'should require clear and convincing justification' (paragraph 132, NPPF).

Paragraph 131 of the NPPF reminds us that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness

In accordance with paragraphs 132 and 134 of the NPPF it will be for your authority to consider the justification put forward for this scheme, and to balance all planning matters, including any public benefit that may accrue from the proposal, and attaching appropriate weight to heritage matters as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 Act and the NPPF.

Position

On the basis of the submitted information, we do not believe that the application contains sufficient information to enable either Historic England or your authority to make a proper assessment of the significance of the heritage asset affected or the impact of what is proposed, as highlighted above.

Whilst it will be for your authority to weigh up all planning considerations, on the basis of the information submitted, we do not believe that a clear and convincing justification has been made for this proposal, as required by the NPPF.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We strongly recommend that further information is sought on the significance of the heritage assets affected, including archaeological remains of potentially national importance, and that the impact of the proposal on the significance of heritage assets affected is fully assessed.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 128, 131, 132-134, 135, 137, 139 and 141 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. Please consult us when further information is submitted as outlined above.

Lincoln Civic Trust

OBJECTION - This project is on land that is within the main Conservation Area of the City and as such needs to be developed in a very sensitive way. We agree that it is a prime site for redevelopment, but the Committee feel that this application is inappropriate.

It was felt that the overall mass was too large, the height unacceptable and that there was a distinct lack of creative design. The design of the proposed building resembles a non-descript office block which, when given the area it is in, ought to be making a statement.

Grantham Street and Swan Street are relatively narrow inner-city streets and the height and mass of the block will overpower them and the surrounding area. Instead of blending with the general street scene it will dominate it and hence we feel it is inappropriate and an overdevelopment of the site. We do however congratulate the foresight of the designer in incorporating a car park within the lower half of the structure. This is something we feel should be included in all major inner-city developments.

Lincolnshire County Council (Education Authority)

Given the nature of this application and the openness of the end use of the upper floors of the building, it has not been possible to assess education impact in this instance. In light of this, the County Council suggests that the below condition is included to ensure that any future education impact is mitigated once the final use of the upper floors are established:

No development shall commence until a scheme to provide for the impact of the development upon primary, secondary and further education has been submitted to and approved in writing by the Local Planning Authority.

No education provision will be required for student housing or one bed flats as these do not have an educational impact. Should the development be residential, the impact will need to be resolved at the reserved matters stage.

Lincolnshire County Council (Highway Authority and Lead Local Flood Authority)

No objection in principle, any adjustments to the existing access will require agreement with the highway authority. The existing streetlight on Grantham Street may require relocation.

HI03 - Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

Lincolnshire Police (Force Crime Prevention Design Advisor)

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.

Historically Student Accommodation can become vulnerable to crime and anti-social behaviour therefore it is important that the best security arrangements and provision are planned for such premises, this is particularly so when such a development is very central to a bustling city centre.

The safety, security and general well being of student should be of paramount importance when considering the detail of this application. The site is centrally located and has an entrance that exits onto a busy area of Lincoln, within the centre of Lincoln nightlife? The following aspects of security should be rigorously applied to this building.

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

The potential for unwanted guests will be considerable at this location and therefore robust measures should be installed to ensure the security and safety of student residents. I have some concerns that access may be easily gained via either of 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.

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.**

I would recommend that all ground floor and easily accessible windows have at least one pane of laminated glass.

Car Park (Lower Levels)

Whilst not clear in the plans I would ask that there is no opportunity for uncontrolled or unrestricted access from the car parking area to the accommodation levels of this development. I would also recommend that access control for both pedestrians and vehicles is such that the underground (lower level) parking areas do not become a focal point for anti-social or criminal activity due to the possible ease of access.

Effective lighting and monitored CCTV should form part of the overall safety and security of this development and as such measures to ensure effective policing of this development are important to ensure the safety of residents and users.

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.

Homes of Multi-Occupancy / Student Accommodation – 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.

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 (not seen)

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.

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.

This page is intentionally blank.

Application Number:	2018/0134/FUL
Site Address:	Land Adjacent To The Myle Cross Centre, Macaulay Drive, Lincoln
Target Date:	21st April 2018
Agent Name:	GVA
Applicant Name:	GF Tomlinson On Behalf Of Wellspring Academy Trust
Proposal:	Erection of a new two-storey school.

Background - Site Location and Description

The site is located in St Giles, a predominantly residential area approximately two miles north east of the centre of Lincoln. To the north and north-west are residential properties on Macaulay Drive. To the east is the Myle Cross Centre, a training facility and offices used by the County Council. To the south is green open space, beyond which is a primary school, nursery and a Sure Start Centre. To the west are commercial and residential units on Lamb Gardens.

The application proposes the erection of a new 'alternative provision' school with secured play areas, landscaping, car parking and associated engineering works. It would be served via a new vehicular access off Macaulay Drive. The school would accommodate up to sixty-three pupils aged from five to sixteen.

Wellspring Academy Trust operates eleven existing AP schools in Yorkshire and Humberside. The Trust's aim is to provide the best possible education to children who cannot be in mainstream education. The Trust has been very successful at improving the life chances of its pupils in these regions and it is now seeking to use its expertise in Lincolnshire. This application is part of a wider programme to deliver four new schools in the County.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 22nd February 2018.

Policies Referred to

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

Issues

- Residential Amenity
- Visual Amenity
- Highways
- Trees
- Ecology
- Drainage

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Anglian Water	Comments Received
Environment Agency	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	No Response Received
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Mr Norman Haigh	82 Macaulay Drive Lincoln LN2 4EL

Consideration

National and Local Planning Policy

National Planning Policy Framework Paragraph 72 states “The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.”

Policy LP26: Design and Amenity

All development, including extensions and alterations to existing buildings, 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 the relevant design and amenity criteria as set out in detail within the policy.

The Proposed Development

The application proposes the erection of a new 'alternative provision' school. The ground floor would comprise general teaching rooms with a food and dining room. It would also include staff areas, music rooms a fitness suite and a main hall. The first floor would comprise teaching rooms and two other food and dining areas.

The proposed school would employ approximately thirty members of staff and would accommodate up to sixty-three pupils. The school day would start at 08:45 and finish at 14:45 Monday to Thursday. On Fridays, the school would finish earlier at 13:00. The school would not typically be open at weekends or out of term-time. The pupils would stay on the school premises throughout the day, including lunch breaks.

Visual Amenity

The proposed building is mainly two-storey and would be a similar height to the adjacent Myle Cross Centre. Some of the building would extend to one or one and a half storeys to create visual interest.

The proposed materials have been selected by the applicants to reduce on-going maintenance costs and create a positive image for the school within the community. The materials comprise red brick and white render with elements of coloured render to create interest and support the Trust's branding. Much of the ground floor is red brick with the rendered element used to the first floor.

There would be fences around the site perimeter. The fences would be weld mesh and two metres in height. There would be other internal fences within the site that pupils would stay within during school hours.

Policy LP26 requires all development proposals to take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. It is considered that the proposed building relates well to the site and surroundings, particularly in relation to positioning and scale. The building would be of an appropriate height to be in keeping with adjacent buildings and would sit comfortably in the streetscene. The use of high quality materials would enhance the local area whilst also being appropriate in the surrounding context. This is in accordance with local plan policy.

Residential Amenity

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. The proposed building has been designed in such a way that there would be no overlooking into windows to the north and west boundaries. The school has been

positioned on the site so there is some distance between the proposals and the adjacent neighbours.

The proposed school would also have an external Multi Use Games Area (MUGA). The MUGA is an essential aspect of the school provision, allowing pupils much needed space for physical activity. This could give rise to concerns in terms of noise and lighting impacts on the surrounding area, however the applicants have confirmed that the MUGA would only be in use during school opening hours and as such there would be no requirement for floodlighting. Similarly there would be no adverse noise impacts on adjacent properties as the area would only be in use during normal school operating hours. There are no plans for this area to be used by anyone other than the school. To ensure that this is the case, it is recommended that a condition be attached to any consent granted, to control the hours of use to between the hours of 8.30am and 5.00pm, Mondays to Fridays (inclusive), and shall not be used at any other time.

Therefore it is considered that the proposed development would have no adverse impact on adjacent neighbours.

One letter has been received from a local resident, whilst this isn't a letter of objection it does raise some interesting points. However the points raised are not material planning considerations and as such cannot be given any weight in the decision making process.

Trees

Three semi-mature trees would need to be removed to create the site access from Macaulay Drive. None of these trees are of high value. This view is shared by the City's Arboricultural Officer who has no objections to the proposal.

The site would be enhanced with new soft landscaping around the edges to create an attractive boundary. The specification of this could be secured by condition.

This is in accordance with LP26 which requires scheme to provide appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area with well-designed boundary treatments. The proposed development is in accordance with this policy.

Highways

The school would be accessed via a new access off Macaulay Drive with a controlled access gate at the site entrance. The proposed parking area is situated at the front of the site. Thirty spaces are proposed for staff and visitors with staff arriving between 7.15 and 8.30. There would also be six drop-off bays and two accessible spaces.

It is anticipated that the majority of pupils would arrive by taxi from 8.40am. The site has been designed to ensure that there would be sufficient capacity for taxis queuing within the site boundary without affecting the highway network. The proposal allows for up to 26 taxis to queue within the site. These taxis would be managed by school staff.

Drop-off and pick-up arrangements would be carefully managed. Pupils would arrive by transport arranged by the school and met by a member of staff at the school entrance. The details are set out within the schools Traffic Management Plan which forms part of the application.

The Highways Authority have raised no objections to the proposal but have requested a condition be attached should consent be granted to ensure that the highways arrangements are available at all times when the school is in use.

Ecology

The site comprises areas of unmanaged grassland, along with areas of ornamental shrubs, scattered trees and hedgerow associated with the adjacent school found to the north east. An extended Phase I habitats survey found that the majority of the habitats at the site are considered to be of importance to nature conservation at the site level only.

As a precautionary measure, it is recommended that tree clearance works be undertaken outside of the bird breeding season i.e. between September to February (inclusive), unless preceded by a nesting bird check no more than 48 hours prior to vegetation removal commencing. As hedgehogs have some potential to move across the site, as a precautionary measure, it is recommended that any excavations left overnight should be covered or have a suitable escape ramp e.g. a long scaffold board, inserted to allow escape should a hedgehog fall in.

Drainage

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. The surface water strategy/flood risk assessment submitted with the planning application requires further information. Further information has been submitted, however at the time of writing the report no further comment had been made by Anglian Water. Notwithstanding this matter, Anglian Water have suggested a condition to ensure the submission of a surface water management strategy to be agreed prior to the commencement of development which is considered a reasonable approach.

Similarly a foul water strategy would be required to ensure that the development would not lead to an unacceptable risk of flooding downstream. This could be secured by condition.

Contaminated Land

Due to past uses on the site there is the potential for significant contamination to be present. In the event that contamination is found at any time when carrying out the approved development that was not previously identified in the submitted investigation and risk assessment then it must be reported immediately. This requirement would be secured by condition.

Noise and Lighting

The applicant's noise report recommends that any externally mounted plant (e.g. air conditioning units) are designed//installed so as to ensure that the rating level of any such equipment does not exceed the existing background sound levels at any noise sensitive receptor, which would appear to be reasonable. In order to ensure that this requirement is met it is recommended that a condition be imposed to ensure a noise impact assessment report is submitted for approval prior to installation.

In order to ensure that any external lighting installed at the development does not have any unreasonable impact offsite, it is recommended that a condition be attached to any

consent granted that prior to its installation an assessment of the offsite impact of all external lighting shall be undertaken and submitted to the planning authority for approval.

Conclusion

The application proposes the erection of a new 'alternative provision' school with secured play areas, landscaping, car parking and associated engineering works. The school would accommodate up to sixty-three pupils aged from five to sixteen.

The application supports the aims set out in the NPPF to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. The design of the school is appropriate and relates well to the site and surroundings, particularly in relation to siting, height and palette of materials in accordance with local plan policy LP26. More over the design of the development is appropriate given the end user to ensure that the design is both appropriate and safe and secure and would have no adverse impacts on residential amenity.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

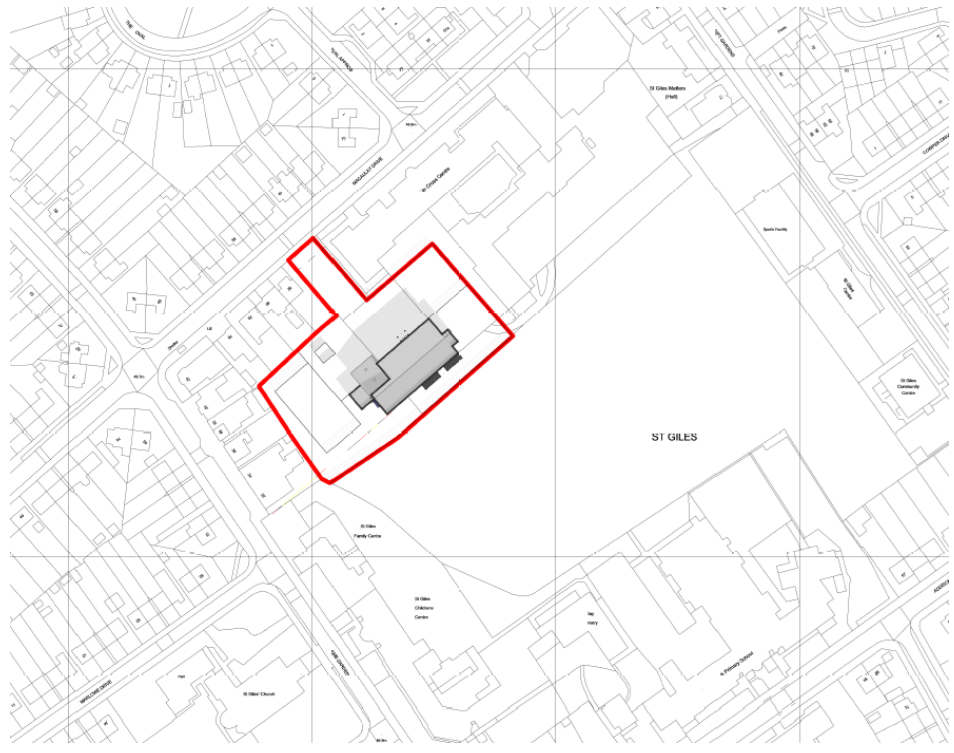
Conditions

- Development to commence within 3 years
- Development to be carried out in accordance with the plans
- External plant or machinery
- Time restriction on use of MUGA
- Internal highway layout to be carried out in accordance with the plans
- External lighting assessment
- Submission of surface water management strategy
- Submission of foul water strategy
- Landscaping
- Unexpected contamination

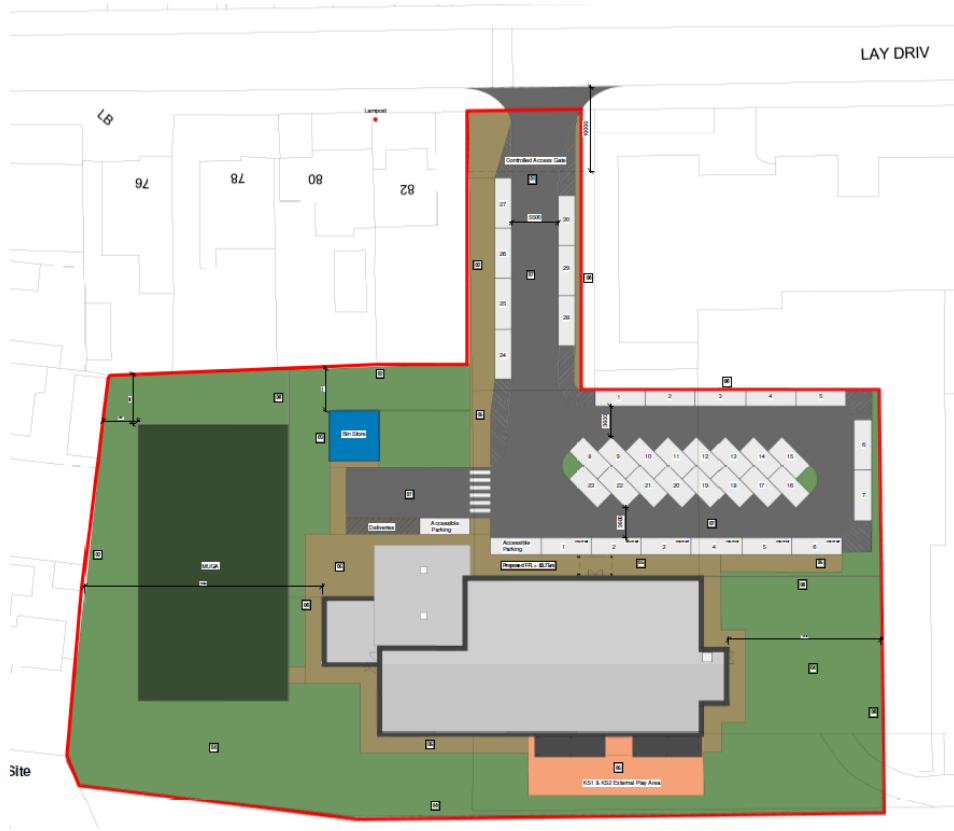
2018/0134/FUL Myle Cross

Plans

Site Location



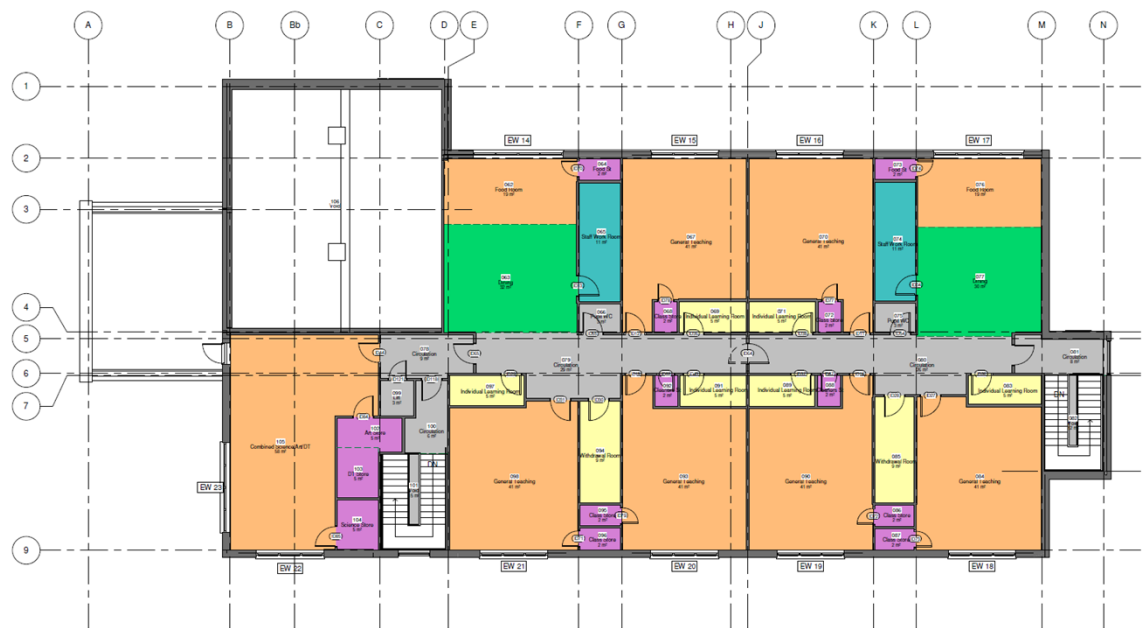
Site Layout



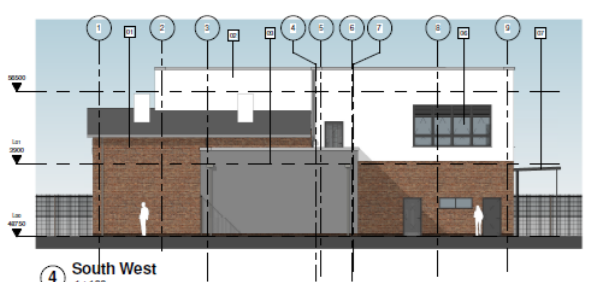
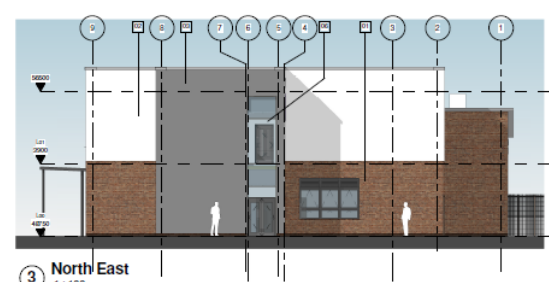
Ground Floor



First Floor



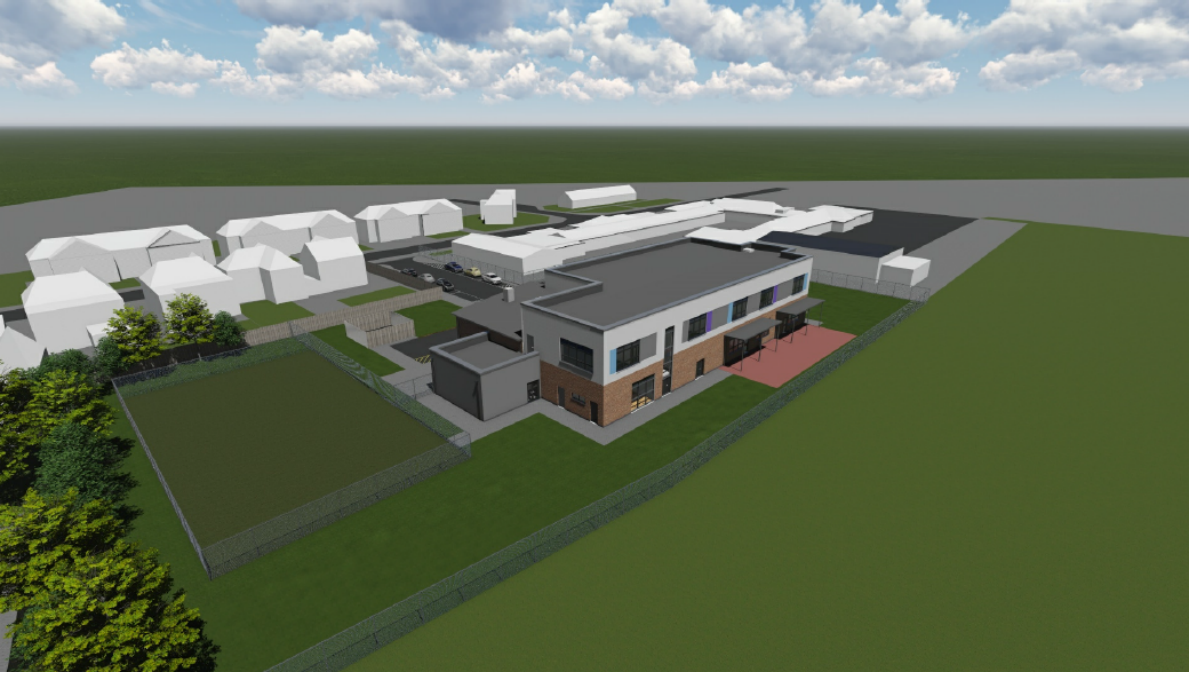
Elevations



Visualisations







Photos











Consultee Comments

From: LN Planning
Sent: Tue, 30 Jan 2018 11:25:51 +0000
To: Technical Team (City of Lincoln Council)
Subject: RE: 2018/0134/FUL

Dear Sir/Madam

Thank you for referring the above application, which was received on 30 January 2018.

This proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee. Therefore we have no comment to make on this application.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Kind regards,

Keri Monger

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

keri.monger@environment-agency.gov.uk | LNplanning@environment-agency.gov.uk
Direct Dial: 020 847 48545 | Team Dial: 020 302 53536



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS

PO Box 999

LINCOLN LN5 7PH

Fax: (01522) 558128

DDI: (01522) 558292

email

john.manuel@lincs.pnn.polic
e.uk

Your Ref: App. 2018/0134/FUL
Our Ref: PG//
Development Team
City Hall
Beaumont Fee
Lincoln
Lincolnshire
LN11 DF

31st January 2018

Re: School Building – Myles Cross Centre, Macauley Drive, Lincoln, Lincolnshire LN2 4EL

Thank you for your correspondence and subsequent plans received 30th January 2018 and the opportunity to comment on the proposed development. I have studied the online plans and 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 living and learning environment for users of this development.

Layout and Block Plan

The overall master plan and generic layout of the site is that of an open and secure development. But it is important that heightened awareness and thought should be given to the shell and fabric of any building contained therein and specifically issues of access control and resilience of the building structures proposed.

External doors

The Secured by Design minimum requirement for all external door sets is PAS 24:2016 (doors of an enhanced security). All external doors should benefit from a 'dusk to dawn' bulkhead light.

Accessible Windows

All ground floor and easily accessible glazing must incorporate one pane of laminated glass to a minimum thickness of 6.4mm (*See Glossary of terms*) or glass successfully tested to BS EN 356:2000 *Glass in building. Security glazing - resistance to manual attack* to category P1A unless it is protected by a roller shutter or grille. With effect from 1st January 2014 the Secured by Design requirement for all laminated glass in commercial premises will be certification to BS EN 356 2000 rating P1A unless it is protected by a roller shutter or grille.

Window retainers should be included on all accessible window sets.

The Main Door and Reception

An integrated access system throughout the development using vandal proof resistant proximity readers (biometric swipe cards) would allow for any security issues following staff or pupil exclusions. Should consideration be given to the use and application of prevailing biometric and voice recognition technology this should be discussed with the CPDA at the earliest opportunity.

This area should be well illuminated and welcoming with the entrance area having a clear view of the approaches to the entrance.

Where a separate automatically opening door is required for disabled access, use should be made of a proximity reader and /or biometric swipe card technology.

The use of an 'air lock' system whereby two sets of automatic doors are used, the first opening will allow a visitor through with the provision to control sighted access from the reception or by remote camera / intercom system. In such an environment it is not uncommon for unwanted access to be gained by way of 'follow through' access placing staff and students at risk of crime and anti-social behaviour.

CCTV System

A comprehensive monitored CCTV system should be included throughout the site with appropriate signage. Such a system could be remotely monitored at a central security location that does have 24 hour security.

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

A useful reference to help achieve this goal is the *CCTV Operational Requirements Manual 2009 ISBN 978-1-84726-902-7 Published April 2009 by the Home Office Scientific Development Branch* available at this link [CCTV OR Manual](#)

Signage.

Effective use of directional and informative signage can do much to reduce the opportunity for any persons accessing the site and not knowing where they should be. Site maps and clear directions to the reception will reduce any opportunity for unwarranted trespass on the site.

Likewise an effective identity card/ badge system for all persons on the premises can significantly enhance security.

Vehicle parking.

Vehicle parking should ideally conform to the standards set out by the police service's 'Park-mark' criteria for safer parking, whilst not a requirement for Secure by Design status it is a good standard to achieve.

Use of Bicycles.

Secure bicycle parking should be made available within an appropriate roofed building (with all round surveillance that is within view (no more than 100 metres) of occupied buildings or CCTV) with ground bolted cycle stands. Galvanised steel bar construction (min thickness of 3mm) filled with concrete – minimum foundation 300mm with welded anchor bar. This facility should have adequate vandal resistant dedicated energy efficient lamps lighting during hours of darkness. www.bikeoff.org/design_resource . A design focussed and inviting cycle rack/shed would encourage safe and secure bike use where residents feel confident to leave their cycles.

Lighting

Lighting should be co-ordinated with an effective CCTV system and any light fittings protected against vandalism. The overall lighting scheme should be well considered and evenly distribute light avoiding dark shadows, provide good colour rendition, and not cause glare or light pollution and effectively support formal and informal surveillance within the block development and surrounding area.

A good lighting system can be cost effective and ensure that there will be a witness to any intrusion. It should allow staff, students and visitors to feel secure and safe within their living environment. Importantly it should make intruders feel vulnerable and that there is an increased likelihood of being challenged.

With regard to the lighting I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. Secured by Design has not specified this type of security lighting for a number of years following advice from the institute of Lighting Engineers and police concerning the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment. External lighting must be switched using a photo electric cell (dusk to dawn) with a manual override.

Lighting (bulk head style) should be designed to cover all external doors.

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.

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.

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

Should the applicant/ developers require further detailed advice or information please go to www.securedbydesign.com and access the current *SBD Commercial Guide 2015 V2* and *SBD New Schools 2014*.

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

Force Crime Prevention Design Advisor

John.manuel@lincs.pnn.police.uk

Dear Sir/Madam,

REFERENCE: 2018/0134/FUL

DEVELOPMENT: ERECTION OF A NEW TWO-STOREY SCHOOL

**LOCATION: LAND ADJACENT TO THE MYLE CROSS CENTRE, MACAULAY DRIVE,
LINCOLN, LINCOLNSHIRE, LN2 4EL**

Witham Third Extended Area - The Board has no comments on this application.

Regards,

Richard Wright

Engineering Services Technician

Office: +44 (0) 1522 697123

Fax: +44 (0) 1522 697064

Witham & Humber Internal Drainage Boards,

Dear Ms Meddings

The County Council supports the below planning application as Local Education Authority. The development will provide a valuable alternative provision school that is required to support the County's children.

Kind regards

Simon

Simon Challis
Strategic Development Officer
Corporate Property

Lincolnshire County Council | County Offices | Newland | Lincoln | LN1 1YL



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00026270
Local Planning Authority:	Lincoln City Council
Site:	Land Adjacent To The Myle Cross Centre Macaulay Drive Lincoln Lincolnshire LN2 4EL, LINCOLN - Glebe
Proposal:	Erection of a new two-storey school.
Planning Application:	2018/0134/FUL

Prepared by: Pre-Development Team

Date: 26 February 2018

If you would like to discuss any of the points in this document please contact me on 0345 606 6087 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

Section 3 – Foul Sewerage Network

- 3.1 Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Section 4 – Surface Water Disposal

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

We request that the agreed strategy is reflected in the planning approval

Section 5 – Trade Effluent

- 5.1 The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without

consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Foul Sewerage Network (Section 3)

CONDITION

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

Surface Water Disposal (Section 4)

CONDITION

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website - <http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation>. For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

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: 2018/0134/FUL

With reference to this application dated 19 January 2018 relating to the following proposed development:

Address or location

Land Adjacent To The Myle Cross Centre, Macaulay Drive, Lincoln, Lincolnshire, LN2 4EL

Date application referred by the LPA
30 January 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of a new two-storey school

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

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - on 01522 782070 for application, specification and construction information.

HI08

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

HP19A

The arrangements shown on the approved plan 70-002 Revision 6 dated 2017 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 Macauley Drive and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

Case Officer:
Sarah Heslam
for Warren Peppard
Flood Risk & Development Manager

Date: 13 March 2018

Neighbour Comments

Norman Haigh
82 Macaulay Drive, LN2 4EL

Dear Sir

Thank you for your consultation regarding development application 2018/0134/FUL.

The foot print of the new school seems to cover an area of tarmac currently used as a carpark by twenty to thirty staff of the Myle Cross Centre and sometimes there is overspill onto an adjacent grass area. The yellow road paint which currently limits street parking will still be needed when the new school is built. Therefore where will existing car park users be accommodated if a further reduction of the school field is to be avoided?

Apart from the above it would appear from the details submitted with the application that most of the angles have been covered regarding the built environment. And at first I was inclined to think that there was no reason to make any representations regarding the application especially as the entrance to the new school on Macaulay Drive may well result in much of the long privet hedge being removed thereby improving the sight line when exiting my driveway which at present is very difficult.

However according to Doc 4, *Brief, Section 1.03*, the alternative provision is for pupils who have been excluded from their school of choice and directed to alternative off-site provision to improve their behaviour. The proposed school is specifically for 56 children aged 5 to 16 who are currently in temporary accommodation in both Lincoln and Gainsborough and will predominantly arrive and leave by taxi. It will not be for local children unless their behaviour is bad enough to warrant exclusion. Therefore although the built character of the estate is not likely to be impacted by this new development the social character of the estate could be.

The Special Education Consortium (SEC) said in a written statement to the House of Commons Education Select Committee 6th Feb 2018, that, "the way Pupil Referral Units (PRUs) and alternative provision (AP) are used both by local authorities and schools to manage the behaviour of the most disadvantaged and vulnerable children is not fit for purpose. While PRUs and AP can be used to provide a more therapeutic environment for children who are experiencing difficulties, in too few cases there is a focus on providing a suitable and high quality education."

And also;

"There are major flaws in the way children can be placed in PRUs and AP, the quality of the education they receive there, and the arrangements in place to safeguard them. This is not simply a failure of individual services: it is a failure of the whole system to adequately plan provision for this group of children."

In his oral evidence to the Ctte, Matthew Dodd, co-ordinator and policy advisor to SEC explained that in the Children and Families Act there is a system in place for children with Special Educational needs. There is a legal process to go through before children can be placed in PRUs or AP. But when children are referred to AP for behaviour problems by schools there is just not that level of regulation- it just happens, sometimes well and sometimes very poorly.

Therefore there are two ways in which children can be placed in AP schools. On the one hand there is a well-regulated and inspected system of mainly younger children that have been in care from an early age and looked after by the state and an older group placed in AP because of a school's lack of ability to control their behaviour which is not regulated or inspected.

Emma Hardy MP raised concerns in the Ctte. about the use of extremely strict, rigid, no excuse behaviour policies used by some large academy chains particularly in the North leading to increasing numbers of children being excluded and put in AP especially around year 4; the implication being that schools were concerned about bad behaviours dragging down their exam results and Ofsted rating.

Kiran Gill, Associate Fellow of the Inst., of Public Policy Research, said in her evidence to the Ctte. that “exclusions are rising year on year. One of the key stats was that there were 7000 permanent exclusions in the last academic year and at any one time there were 48000 in AP. That is one in every 200 pupils. That is quite a large part of our educational system and, at the moment, it is not quite working the way it should. What we have seen over recent years is increasing numbers who are excluded in the years running up to their GCSE’s and not reintegrated back into mainstream provision.”

Two years ago a raft of students were excluded by an academy on the Southern fringe of the City because their academic performance was not up to the standard expected.

Given the arguments above about the increasing use of AP for the wrong reasons austerity cuts are also impacting significantly on school budgets at the present time. Only recently 4000 head teachers marched on Westminster prior to the 2017 Chancellor’s Autumn budget to plead for more cash in order to avoid teacher redundancies. Fewer teachers inevitably results in bigger class sizes and therefore teachers become overworked and class control more difficult.

Furthermore since Luke Walmsley was stabbed to death by another student at the John Birbeck secondary school near Louth in November 2003 serious incidents seem to have been on the increase as one reader pointed out in a letter to the Lincolnshire Echo on January 25th 2018. The following week the same paper carried stories of two separate school incidents concerning a shooting and a stabbing in the north of the county. Therefore it seems to me that alternative provision could rapidly become an expanding market.

In past years, when a significant number of tenants were accepted from some London boroughs, they did not always get on with some residents on the estate which resulted in some very unwelcome publicity. However the estate has been very peaceful in recent years mainly thanks to the excellent policing team, council staff and volunteers based at the neighbourhood centre on Swift Gardens. But owing to recent cuts to council budgets the neighbourhood centre finally closed its door at the end of 2017.

It would be regrettable if the character and status of the estate was damaged again if an unwelcome incident were to happen at the new school just as the supporting social structures of the community have been weakened by Austerity cuts particularly if the school became widely known as the St Giles sin bin.

St Giles estate is a very compact area bounded on all sides by main roads. It has a very distinctive townscape and landscape which gives it a clear identity.

There would be immediate implications for property values and anyone living on the estate applying for a job or wanting to move house. In the digital world we live in today it is very easy to find out what a neighbourhood is like both from official statistics and from social media.

Therefore I firmly believe that this proposal/application should go before the full Planning Committee because it could have a big impact on the character of the estate.

Norman Haigh

21/02/2018