

Public Document Pack



Please note that the following documents were published separately from the main agenda for this meeting of the Planning Committee to be held on Wednesday, 24th March 2021 at 5.30 pm in Committee Rooms 1-2, City Hall.

- (a) Update Sheet (Pages 3 - 8)

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Update Sheet 24th March 2021

Comments for Planning Application 2020/0785/RG3

Application Summary

Application Number: 2020/0785/RG3

Address: Land To Rear Of Rookery Lane And Hainton Road Lincoln Proposal:

Erection of 36no. dwellinghouses and 6no. apartments facilitated by the demolition of 89-93 Rookery Lane. Associated external works including parking, access roads and landscaping (Revised details including: Arboricultural Assessment, land levels/finished floor levels, boundary treatments and Flood Risk Assessment)

Case Officer: Julie Mason

Customer Details

Name: Mrs Janet Mumby

Address: 50 Hainton Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

- 1) concern about drainage and risk of flooding to my property
- 2) traffic increase on Rookery Lane , already a busy road in usual circumstances and school traffic and rush hour traffic likely to increase
- 3) contaminated ground, asbestos sites shown on new plans and potential harm to humans ,pets and the ecological system
- 4)disturbance doing the building . Noise pollution and adversely affecting the badger settshown on plans
- 5)accumulative effect on air pollution with increased building in Lincoln
- 6) Effect on the ecological system. Deer have regularly visited my garden this year .Thereis at least one foxden and they also visit my garden . Owls are present , buzzards may breed there, cuckoo is there in Spring and there are likely to be smaller animals which are not easily visible . Building would likely affect their habitat, food sources and general way of life.
- 7) The fact that a public meeting is not possible at present.

Thank you for your email, I would like to think you still have the original paperwork with the objections that my family and I raised when you first notified us of the proposed development however if not please find them below

1. We were reliably informed that when we originally purchased our house the land at the rear of our property was not suitable for building on and therefore nothing would ever be built there.
2. It has an abundance of beautiful wildlife that lives there and can often be seen in our gardens it is not right or fair that you would be taking away their habitats, we have Foxes, Muntjacs, Badgers, Owls, Jays, Woodpeckers and various other species.
3. The development would cause more traffic congestion on Rookery Lane, this is bad enough now.
4. The local GP practices already have far too many patients registered and do not have scope for anymore it is already difficult to get an appointment.
5. On numerous occasions we have had unsavoury characters from Moorland and Westwick area trying to sneak up our gardens for a short cut to Newark Rd and prowling round in the night without encouraging anymore.
6. There are plenty of brown areas and already empty buildings that these people could be housed in without using a green area.
7. You would not want them at the bottom of your garden so why should they be built at the bottom of ours??
8. We (the residents) still feel you are hiding behind Covid by not letting us have our community meeting with you to discuss all of this.
9. Building properties at the bottom of our gardens will also take value off our properties.
10. The noise levels will increase particularly at times of year when residents can be outdoors, that is not welcomed.

Susan Windsor

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Case Officer: Julie Mason

Customer Details

Name: Miss Elaine Lambert

Address: 28 Hainton Road Lincoln Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am resubmitting my objections due to the reconsultation letter and plans that has been sent to surrounding neighbours. Again we object to the proposed development plans. With the new plans, my property will now have bungalows at the bottom of our garden. There will still be a large amount of homes (bungalows, flats

and houses) built. We enjoy and my neighbours enjoy complete privacy. The properties will be close enough that residents will be able to see into my own and my neighbours bedroom windows resulting in a loss of privacy. The deeds to the property inform that no building can take place within 5ft of the boundary and this would include the construction of a dividing wall or fence separating the proposed development from the northern boundary of the Hainton Road properties (although the plans do not appear to show how the proposed development will be separated from the border of the existing properties, something I'm assuming the developer would need to do). The proposal to build two story properties next to our border would also result in a loss of sunlight in a garden which is north facing. Approximately 4ft from the northern boundary we have a tree which is approximately 65 years old and whose roots could extend up to 20ft or further beyond the boundary. The tree is approximately 50ft tall and I would suggest that the proposed building work directly behind our property could cause the tree to become unstable. There are documents showing what is locally referred to as the "cart track" which I believe is a public right of way running the entire length of the northern boundary of the Hainton Road properties.

The proposal to place new buildings properties so close to my boundary along with the other proposed buildings and associated traffic will cause significant noise pollution in an area that is currently silent with the ability to currently enjoy this silence contributing to the wellbeing of my family and that of my neighbours.

The introduction of traffic associated with the proposed plan will also lead to further noise pollution as well as an increase in air pollution.

Traffic using Rookery lane is already often 'bumper to bumper' with queuing traffic for the entire length of Rookery Lane and this already causes difficulties in trying to access Rookery lane from Hainton Road. The traffic survey was done in October 2020 and I don't believe this reflects a true picture of usual, huge amount of stationary traffic that is usually on Rookery Lane due to the current pandemic and many people working from home etc. As the development shows parking for only one car per property I believe that the area near the proposed entrance will become an unofficial car park with visitors to the proposed estate parking the length of Rookery lane causing a hazard for both pedestrians and traffic.

The development will also have an environmental impact with the proposed site containing frogs, newts, foxes, hedgehogs and badgers many of which make their way into my garden. It was only last week our next door neighbour had a muntjac deer in his garden. Recently he has frogspawn in his pond. I also believe that the pikes drain area immediately adjacent to the proposed site is a protected area for environmental reasons with the local authority being in possession of reports that indicate that too many small parcels of land such as the proposed site have been lost to building developments.

The site identified for development is also subject to regular flooding with the plans proposing that SUDS direct water to the south of the development which borders the northern boundary of the Hainton Road properties and could lead to an increased chance of flooding for these properties.

I also believe that there will be no pavements on the proposed site with the road acting as a shared space for cars, pedestrians and cyclists having equal priority in a bid to ensure cars travel slowly, I would question the safety of this and ask if this has been done as there simply isn't the space for the proposed amount of buildings if pavements for pedestrians were provided.

We also like the quietness of our street and area, whereas with so many properties, there will be a huge increase in noise from homes, people and vehicles. The development will also have street lighting and lights from homes which again will encroach on our lives. At the moment, the development land is dark and peaceful and this will be destroyed with the current plans.

I strongly believe that the plans to place 3 bedroom, two story properties so close to the borders of the properties on Hainton Road and the bungalows on Rookery lane will have a negative impact on the wellbeing of my own family and those of my neighbours affected by this development and object to the proposed plans.

I have only been able to resubmit my objections due to the planning link being unavailable. This causes great concern as many people may not have been able to record their objections due to this technical problem. I was only aware this evening (15th March, which is the last day for comments to be made) as I had emailed to complain about the link not being available. One of the council colleagues emailed me to say it had been sorted today.

I also feel that the consultation periods and then withdrawals of plans, then reconsultation has just been another approach to make neighbours become frustrated and withdraw their objections because this whole process has been prolonged and veyy difficult. Hainton Road has lots of elderly residents who would not necessarily know or have the technology to allow their objections to be heard and recorded.

Regards

Consultee Comments for Planning Application 2020/0785/RG3

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treatments and Flood Risk Assessment)

Case Officer: Julie Mason

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION

We would re-iterate our objections from the original application and say that none of our objections

have been answered by the subsequent documents provided.

Properties built to close to the boundary

Additional traffic problems on Rookery lane and onward escape from the area
Car ownership (one car park space provided and narrow internal roads.
Shared surfaces and no separate footpaths or cycle tracks
Design too congested.

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