

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, 23rd March 2022 at 5.30 pm in Committee Rooms 1-2, City Hall.

3. Update Sheet (Pages 3 - 40)

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1923 diary
of M. Cannon

Friday 10th of August

Mr & Mrs Cannon came at 9 in their
limber to take us to Lincoln. We passed
by a famous hunting ground so small
Willie suggested we should get off to see
the hounds. So after soliciting admittance
from a red coat just coming along we
went into the yard where the pack
was about 50 of them all barking &
full of life. They all had different names
& the keeper could distinguish every one
of them. Mother spotted one we specially liked
when asking the man which the best one
was he called out the very one of my
fancy. We then continued our drive having
119 miles to go. After 40 minutes we were
there a jenny old fashioned town. Friday
happened to be market day so the streets
were thronged with farmers. We were round
for Cannon & Co. factory. One there uncle
W. introduced us to Frank his son &
was told off to show us round. We went
along to the first process. A pile of something



CANNONS FACTORY Firth Road Lincoln

Comments for Planning Application 2021/0817/HYB

Application Summary

Application Number: 2021/0817/HYB

Address: Former William Sinclair Holdings Site Firth Road Lincoln Lincolnshire LN6 7AH

Proposal: Hybrid application for the erection of 22no. buildings for use as HMO (Class C4/Sui Generis) (totalling 67no. units) and 1no. office building with 8no. residential apartments on the first and second floors (Class E(g)/C3) with associated parking and landscaping works (Phase 1 - Full Planning Permission); and erection of approximately 3no. apartment blocks (Class C3) and 9no. HMOs (Class C4/Sui Generis) with associated parking and landscape works (Phase 2 - Outline planning permission including details of access only)

Case Officer: Julie Mason

Customer Details

Name: Mrs Jane Goulden

Address: 12 Michaelgate Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:With clear evidence from the University of Lincoln that there is already more than enough student accommodation to satisfy demand for several years, this land should surely be used to provide mainstream housing to satisfy the needs of our non-student population.

The developer may feel he has a plan to provide housing which will be more attractive to students than the current provision but it is not desirable for our community or university to risk the financial implications of existing student housing being under occupied.

I suggest permission for this development be denied.

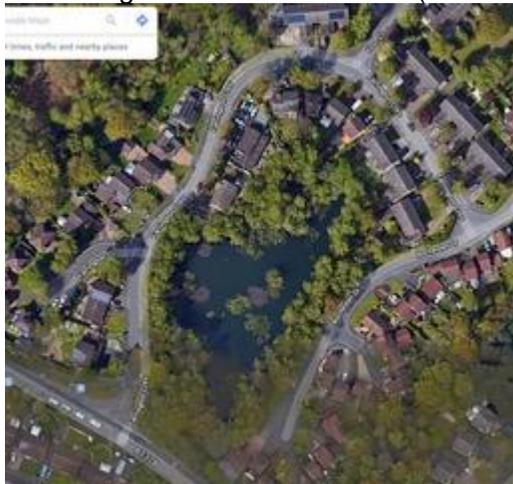
2021/0175/TRC – Blue Lagoon, Farrington Crescent

Dear Kieron and Simon,

Further to our email sent 18 March 2022, having read the recommendation by Planning, we have spoken to an extremely helpful person in Committee Services. This email is sent on her advice and is based on the unfortunate circumstance where none of the signatories of the email will be able to attend: two households have or are recovering from Covid, one household has shingles and the other is isolating as they are vulnerable following a major operation.

Consequently we would appreciate it if the following could be entered into the update sheet and presented at the committee meeting:

- we believe there should be a requirement to reinstate some of the lost trees to reflect the extent of what has been lost:
 - the council did not approve of the extent of tree felling;
 - tree felling was in excess of 5m³ (67 No trees, approx 63m³);the arial view shows what was there prior to felling



- a comparable current arial view is required to appreciate the extent of the loss:



view of the north end



one of the heaps

•

•



east side of pond

-
-
- - the Council has a policy of reinstatement where possible: we firmly believe some replanting is required to address the loss of habitat
 - this has been enforced on other properties in this postcode;
 - the recommendation states:
 - “it is unlikely the City council would have permitted the extent of works or the manner in which they were carried out” for the felling that took place in 2020
 - “tree cover remains dense around the lake”: this is simply not the case for the north end of the pond (around T013 and T004) where almost all trees were removed; where T009 - T012 are sited, they constitute approx. 50% of the trees in that area.
 - the landowner has a 10 year plan which includes more tree felling/ thinning/ silvicultural management which, as it forms part of the planning application, could be interpreted as having tacit approval from the City council: permission should clearly state whether or not that is the case.
 - we note that the recommendation by Planning refers to tree numbers (as per the application), however T0012 and T0013 are not addressed: we assume no work is to be done to these trees: given they appear in their report and in their plans, could it be very clearly stated that no arboricultural work to any tree other than those specified in this application may be carried out unless appropriate permission is sought and obtained.
 - the recommendation cannot state the effect of the work to date as this has simply not been assessed.

We appreciate the interest and time Planning have taken to date and would appreciate your co-operation in including this and drawing attention to it at the Committee meeting, in our absence.

Yours sincerely,

John & Lorraine Roberts















Tree report. Blue lagoon, Farrington crescent LN6 0YG

Date of site visit: 20/1/22

The following works have been lodged on the application

T001 Goat willow x2 - Fell

T002 Silver Birch- Fell

T003 Silver Birch- Fell

T004 Silver Birch- Fell

T005 Sycamore- Fell

T005.1 Oak- Crown lift to 3m

T006 Oak- Crown lift to 5.2m

T007 Silver Birch- Fell

T008 Goat willow- Coppice

T009 Silver Birch- Fell

T010 Silver Birch- Fell

T011 Silver Birch- Fell

T014 Goat willow- Coppice

T015 Goat willow- Coppice

T016 Oak- Reduce canopy back to suitable growth point over footpath

T017 Oakx2- Crown lift to 5.2m for highway clearance

Additional works

T018 Goat Willow- Coppice for highway clearance

T018 Goat Willow-Coppice for highway clearance

T001 Goat Willow x2- Trees are dead and exempt from the covenant, we would ask that as much standing dead timber is retained as practical due to its ecological benefit.

T002, T003, - Silver Birches- Trees are dead and exempt from the covenant, we would ask that as much standing dead timber is retained as practical due to its ecological benefit.

T004 Silver Birch- Tree is located near the entrance of Farrington crescent. Tree's base has no root flare, no evidence of decay was found during site visit. There is an un-occluded wound present on the stems south-western face (associated increment strip present). Canopy has good form; branch attachments which appear healthy and well secured. Some minor die back present in upper canopy only effecting small diameter branches. Tree forms part of a collective canopy with 4 neighbouring trees.

I recommend that consent to remove T004 is refused. Trees current condition does not warrant removal.

T005 Sycamore- Tree located on the apex of the corner of Skellingthorpe road and Farrington crescent. Tree is likely self-set with smaller laterals forming at the base of the bole. Tree grows within the canopy of the Oak (T005.1) large wound present at approximately 4m from the stem rubbing against a large scaffold limb of the Oak. Compression fork present at approximately 6m.

I recommend that consent is granted for the removal of T005.

T005.1 Oak- Tree is located on a slight slope with no visible root flare, no signs of decay or structural damage present. Stem is in good condition with some self-aborted limbs present on stem. Canopy has slight phototropism towards the Southwest, wide scaffold limbs present throughout the crown.

I recommend that consent is given to the proposed works, all works to follow British standards BS3998:2010 all pruning wounds to be made to suitable growth points.

T006 Oak- Tree is located on a slight slope with no visible root flare, no signs of decay or structural damage present. Stem is in good condition, suppressed lateral at base of tree. Canopy is phototropic, dominant towards the west Ivy present on tree hindering a more thorough inspection.

I recommend that consent is given to the proposed works, all works to follow British standards BS3998:2010 all pruning wounds to be made to suitable growth points.

T007 Silver Birch- Tree is located to the side of a small footpath. Base was not visible due to the tree's location. Tree leans northwards over the footpath with a slender stem. Canopy has poor development due to heavy suppression from neighbouring trees.

which is leaning towards the property. Canopies of stem have moderate form with limited canopy growth.

I recommend that consent is given to the proposed removal of the three stems. The conditions of the stems mean that remedial pruning is not a suitable management option.

T010 Silver Birch- Tree is located on the edge of the lake. Tree is comprised of 3 stems one of which has collapsed. Southern stem has evidence of damage at lower bole, the northern stem has several open cavities on lower bole. Union between stems is poor. Tree has a small canopy with two laterals forming over the footpath.

I recommend that consent is not given for the proposed tree removal. The risk to pedestrians can be mitigated with the removal of the two laterals growing over the footpath.

T011 Silver Birch- Tree is located on the edge of the lake. Dead co-dominant at base of stem. Increment strip of growth on Northeast towards property. Phototrophic sweep on lower bole with support growth due to localised stresses. Canopy is weighted towards the neighbouring property with minimal scaffold facing lake side. Report from applicant noted sulphur tufts near base of tree, on investigation with hammer to decaying timber was noted at base of tree, fungi may be present from other dead material or the dead co-dominant.

I recommended that consent is not given to the proposed tree removal. Trees current state does not warrant removal, removing the upper co-dominant lateral that faces the property will allow for risk mitigation and tree retention.

T014 Goat Willow- Tree is located towards the corner north-eastern of the lake. There is a large cavity at the base of the tree with heavy decay present. There are numerous cracks and cavities on both stems. Trees form is made up of re-growth from previous pruning works.

I recommend that consent is given to the proposed works to re-coppice the tree.

T015 Goat Willow- Tree is located on the eastern boundary of the area. Tree is an old coppice forming numerous stems with dense canopy and growth pattern.

I recommend that consent is given to the proposed works in re-coppicing of the tree.

T016 Oak- Tree is located on the southern boundary of the area. There is no visible root flare no signs of structural damage or decay present at base. Stem is in good condition with initially straight taper, trees stem diverts rapidly towards the north-east with almost flat horizontal growth. Stem shows no signs of fibre buckling or structural damage. Small canopy with poor form.

T017.1 Oak- Base in poor condition with open cavity towards east running approximately 30cm in length. Stem has slight phototropic development causing a slight lean towards highway. Canopy is weighted over roadway some dead snags present within canopy. Canopy is asymmetrical in shape.

I recommend that consent is given to the proposed works, all works to follow British standards BS3998:2010 all pruning wounds to be made to suitable growth points

T018- Goat willow- Tree is located on the Rochester Drive boundary of the lake, the canopy extends into the road.

I recommend that consent is given to the coppicing of the tree to allow for highway clearance.

Retrospective works

Various tree species- Silver Birch, Willow. - Fell (Removing no more than 5m³ of timber)

The applicant stated that the trees were removed as they were dangerous and hazardous, there has been no evidence of this provided with the retrospective application. After the initial works were completed the debris that was present on site did not appear to be dangerous or hazardous the stumps that were also in situ did not have any evidence of being compromised structurally or have any pathogens present. Therefore, I could not recommend based on the information available that these trees were dangerous. If a proper application was made and a site visit determined that the trees were dangerous permission would have been granted to remove these trees to mitigate the hazard. If an application was submitted with the appropriate reasoning for the removal of trees and they were not deemed dangerous they may have still received approval dependant on the reasoning of the works as well as the trees condition.

In most cases when planning restrictions are breached, we would ask that trees are replanted to mitigate the loss of trees, however the area where the trees have been removed is unsuitable for direct re-planting. General re-planting of the site would not be beneficial to overall woodland and amenity management we ask that the site is managed to encourage already established juvenile trees and ground level vegetation.

5 Christ's Hospital Terrace









The Western Transit Shed

London

Year: 2011