

## 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, 7th September 2022 at 5.30 pm in Committee Rooms 1 and 2, City Hall, Beaumont Fee, Lincoln, LN1 1DD.

3. Update Sheet (Pages 3 - 14)

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## **Planning Committee 7<sup>th</sup> September- Update Sheet**

### **Lincoln Sports Partnership**

#### **Lincoln Civic Trust additional representation**

##### **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 strongly object to the overdevelopment of this site. It is wholly inappropriate for Student accommodation being at the end of the single lane road (Tanners Lane) surrounded by operational businesses. The access is very poor even for the current occupiers and this development will substantially increase to vehicle movements to and from the site be they delivery, maintenance or refuse collection vehicles. There is no other access to the site. Furthermore this is not conducive for residential living and We believe that volume of student accommodation already provided is more than sufficient to meet the need, The University of Lincoln have on two occasions recently commented that they do not see the need for more development and would ask that this be brought into the decision making process.

The comments relating to overdevelopment, access and vehicle movements have already been addressed within the committee report. In terms of the comment regarding the need for student accommodation- the University of Lincoln has not objected to the application on these grounds and there is no demand based policy within the CLLP.

#### **Archaeology**

The City Archaeologist is satisfied with the Archaeological Heritage Assessment and foundation design, and no further information is required prior to determination. He has, however, requested an additional condition to the standard archaeological conditions to require that the applicant undertake evaluation trenching at the site. This request is included within the updated recommendation below.

#### **Updated recommendation**

That the application is Granted Conditionally subject to the following conditions with delegated authority granted to the Planning Manger to secure the NHS financial contribution through a S106 agreement:

- Time limit of the permission
- Development in accordance with approved plans
- Samples of materials including hard surfacing
- Site levels and finished floor levels
- Noise assessment
- Assessment of noise mitigation measures prior to occupation
- Contamination

- Surface water drainage management strategy
- No surface water ground infiltration without prior consent
- Archaeology standard conditions- including evaluation trenching requirement
- Construction Management Plan
- Landscaping implementation
- Provision of cycle storage prior to occupation
- Hours of construction/delivery

2021/0598/FUL - High Street

Hello Julie

Regarding the planned new build on the site of the old Peugeot garage - I have already submitted my quite extensive objections which were based on the current realities of people actually living around the site rather than those with a purely financial interest in squeezing in as much money as possible for the land developers and potential occupiers.

I attended the last council meeting where this was discussed. The residents of Spencer Street and 1 - 15 South Park were very poorly represented by the outgoing Labour councillor who left the room immediately after the committee decision and when tackled verbally by me show no interest whatsoever in the planning recommendation outcome. I was unaware we were not able to speak personally - no information was given prior to the meeting and I found the attitude of many of the council members disrespectful and rude. Most of them are not residents of this area and had no insight into the problems that are attached to the plans. The developers representative clearly demonstrated no interest in contacting or negotiating with South Park residents in a sensitive way.

The exception to this behaviour was Councillor Chris Burke who did actually represent our views with some small success in that the views from the new build windows will be limited. I have no doubt that this will be somehow circumvented by the builders.

If I could see any hope for a reasonable alteration to the size and scope of the new build I would address the Democratic committee personally but as democracy doesn't appear to apply to the situation I won't waste my time.

However I feel the decision to approve the plans has already been made. The residents have now to accept years of building upset culminating in breach of privacy, light and noise pollution 24 hours a day from such a large an overbearing development, parking mayhem in the small surrounding streets and obvious detrimental effects on house prices. To dismiss these comments is disingenuous to say the least and I am aware of 3 residents who are in despair and moving away from South Park. On evidence of your planning process so far I presume the affirmative decision to approve the build is rubber stamped foregone conclusion and doubt that any committee members have the agency to revisit and challenge the application on our behalf.

My original comments still stand. I would like to have enough faith in the Lincoln Planning process to think that all comments will be reviewed and that committee members will have the courage to challenge the project. As we have said on numerous occasions we have no overall objections to the objective of the build, only the scope.

Regards

Janet Nissler

13, South Park. Lincoln LN5 8EN

Sent from my iPad

**Derwent Street**





**Sent:** 05 September 2022 22:20

**To:** Technical Team (City of Lincoln Council) <[Technical.Team@lincoln.gov.uk](mailto:Technical.Team@lincoln.gov.uk)>

**Subject:** Re: Reconsultation letter

Thank you development team,

Here are our up to date comments regarding the application for Derwent Street which we hope will be considered in Wednesday's meeting.

We are happy that they plan to keep the boundary wall and would like conversation to continue with Boss Group (Lincoln) Ltd around this as the construction continues.

The application states that it is not considered that the proposed dwellings would have any adverse impact on us. LP26 states proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

1. Overlooking - considered. Agree we bought a home in a built up residential area so some overlooking from back bedroom windows is to be expected even though this was not the case when we bought the property.
2. Overshadowing: Not considered. There will be significant overshadowing of our garden now due to the scale of the properties, as keen gardeners who have designed our garden around where the light falls this will be upsetting.

3. Loss of Light - Not considered. We have 3 south facing windows in habitable rooms that have enjoyed lots of light and views of the sky for decades and will now have brick walls in very close proximity.

4. Loss of Privacy - Not addressed. There will be a pathway to the properties back gardens running adjacent and closely to our property so we will no longer have privacy. Residents and guests will use this walk way regularly passing by our windows potentially multiple times a day. We are not happy about looking onto the side aspect window which will be in close proximity to our bedroom window (glazed or not).

5. Adverse Noise and Vibration - We appreciate that our concerns regarding noise have been considered and are happy with the planned working times for the build. We were very disappointed that the demolition was given approval to take place during the summer holidays meaning our son was unable to use our garden for a full week during quite a crucial time of year. During the demolition our house has been shaking daily so we do feel worried about damage to our home (it's about 100 years old).

In conclusion, we don't oppose the concept of a build on the plot and agree it would enhance the area as a whole - Boss Group (Lincoln) Ltd seem like a very polite, reasonable and professional company to undertake the development from our interactions to date.

However it is clear to us our concerns regarding loss of privacy, loss of light and overshadowing have not been given proper consideration or have been simply dismissed. The application states "it is not considered that the proposal would have any adverse impact on the residents of no.23...and would not have adverse impact on... loss of privacy or loss of light". We struggle to see how this conclusion was made and would value some discussion on the matter. We would ideally like a report for our house regarding the impact of the proposed plans on loss of light, loss of privacy and overshadowing on our property. If the application is approved we do strongly feel we should be compensated in some way due to the significant changes we will have to endure regarding the changes in privacy and light levels we and previous owners of 23 Derwent Street have enjoyed significantly over the years.

There also seems to have been a dismissal of concerns raised regarding turning vehicles from those with lived experience of the street. There will be insufficient provision for vehicles to turn around safely at the end of the street in the current plan.

Kind Regards,

Liz and Simeon Clark

## **Comments for Planning Application 2022/0542/RM**

### **Application Summary**

Application Number: 2022/0542/RM

Address: Garage Court Derwent Street Lincoln Lincolnshire

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT (Revised roof plans)

Case Officer: Lana Meddings

### **Customer Details**

Name: Mrs Elizabeth Clark

Address: 23 Derwent Street Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are now happy that they plan to keep the boundary wall and would like conversation to continue with Boss Group (Lincoln) Ltd around this matter.

The application states that it is not considered that the proposed dwellings would have any adverse impact on us. LP26 states proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

1. Overlooking - considered fairly. We agree we bought a home in a built up residential area so some overlooking from back bedroom windows is to be expected even though this was not the case when we bought our property.
2. Overshadowing: Not considered. There will be significant overshadowing of our garden due to the scale of the properties proposed, as keen gardeners who have designed our garden around where the light falls this will be frustrating.
3. Loss of Light - Not considered. We have 3 south facing windows in habitable rooms that have enjoyed lots of light and views of the sky for decades and will now instead have brick walls in very close proximity.
4. Loss of Privacy - Not addressed. There will be a pathway to the properties back gardens running adjacent and closely to our property so we will no longer have privacy. Residents and guests will use this walk way regularly passing closely by our windows potentially multiple times a



day. We are not happy about the design which means we will be looking onto the side aspect window which will be in close proximity of our bedroom window (glazed or not).

5. Adverse Noise and Vibration - We appreciate that our concerns regarding noise have been considered and are happy with the planned working times for the build as long as they are adhered to. We were very disappointed that the demolition was given approval to take place during the summer holidays meaning our son was unable to use our garden for a full week during quite a crucial time of year. During the demolition our house has been shaking daily so we do feel worried about potential damage to our 100 year old home.

In conclusion, we don't oppose the concept of a build on the plot and agree it would enhance the area as a whole - Boss Group (Lincoln) Ltd seem like a very polite, reasonable and professional company to undertake the development from our interactions to date.

However it is clear to us our concerns regarding loss of privacy, loss of light and overshadowing have not been given proper consideration or have been simply dismissed. The application states "it is not considered that the proposal would have any adverse impact on the residents of no.23...and would not have adverse impact on... loss of privacy or loss of light". We struggle to see how this conclusion was made and would value some discussion on the matter. We would ideally like a report for our house regarding the impact of the proposed plans on loss of light, loss of privacy and overshadowing on our property. If the application is approved we do strongly feel we should be compensated in some way due to the significant changes we will have to endure regarding the changes in privacy and light levels we and previous owners of 23 Derwent Street have enjoyed significantly over the years.

There also seems to have been a dismissal of concerns raised regarding turning vehicles from those with lived experience of the street. There will be insufficient provision for vehicles to turn around safely at the end of the street in the current plan.

Dera Lana, I couldn't find a way to attach drawings to the online planning portal.

I have great concerns about the problems that will be caused by vehicles turning around in this cul-de-sac.

I have looked into the design of the turning head and am surprised by the amount of room they take up.

After studying the latest plan of the site I have done a rather crude cut and paste of the drawing that I believe could offer a solution that satisfies the current residents but also offers the future owners of the properties a much better parking bay.

The following is my objection to the proposal, and the drawing I have produced.

Yours Sincerely

Chris Gresham

I am objecting to the layout of the site and lack of a turning head for vehicles.

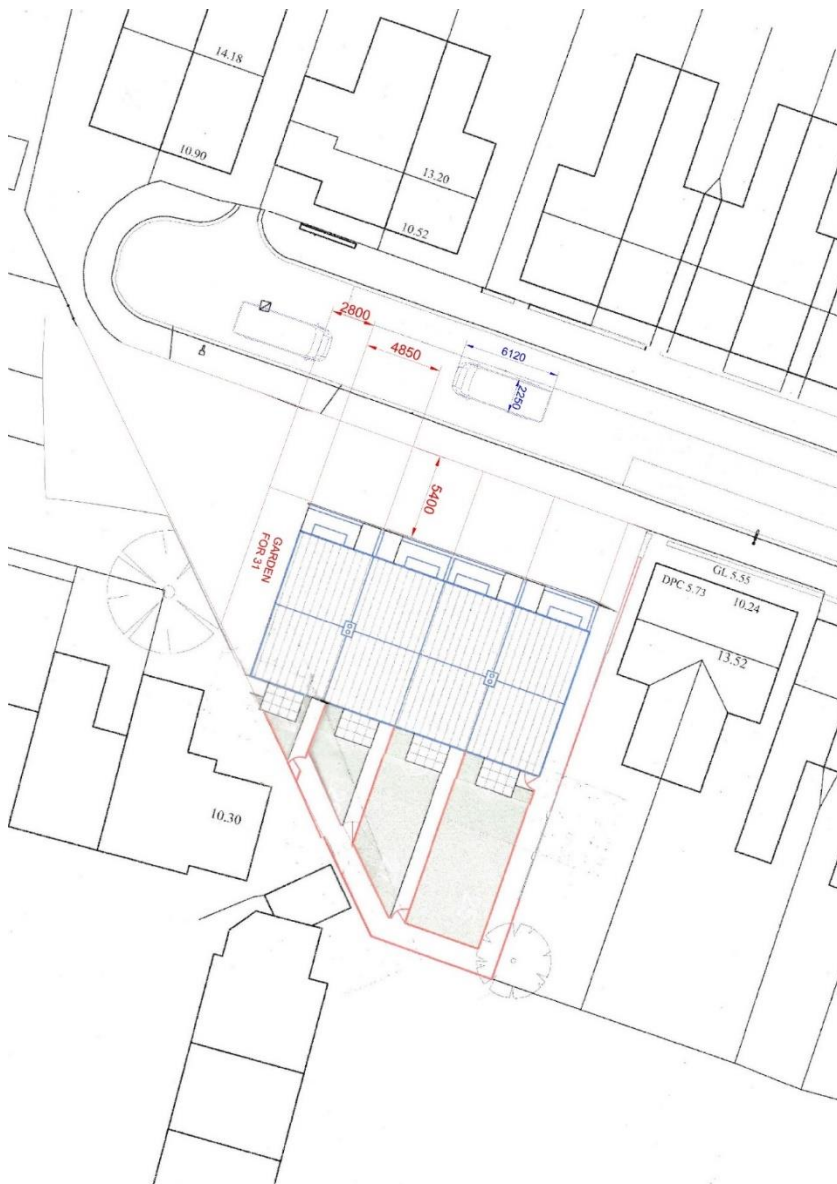
There is an ever increasing volume of delivery vans in the street.

I have looked into the recommended sizes of turning heads and I cannot see how a suitable turning head can be constructed on the available land. I am surprised by their recommended size.

I also see the width of the parking places for the new houses are not very wide for modern vehicles.

I believe that by rearranging the site the result would be better not only for the residents but also the future owners of the new properties.

Please see the attached modified drawing, it shows an enlarged triangle that should help to provide a suitable turning head.



Points of clarity:-

Properties to the rear of the site on Roman Wharf are approx. 11.6metres from the rear elevations of the proposed dwellings. This relationship has been considered and there would be no adverse impacts on the residents that would warrant refusal of the application.

Response to further letter received from 23 Derwent Street:-

The neighbours have referenced overshadowing, loss of light and loss of privacy. The proposals have been considered in the context of development in a built up residential area characterised by runs of terrace and semi-detached properties.

The existing property may experience some overshadowing of the garden for part of the day. However it would not be overshadowed at all times. Therefore it would not warrant refusal of the application.

There are 3 small windows to the south elevation of 23 Derwent Street, there will no longer be a view of the sky from these windows, however the proposal is of sufficient distance from this elevation that it would not block all light.

The footpath referenced would serve 3 properties. This would not generate a level of pedestrian movement which would have an adverse impact. New boundary treatment will be in place which would prevent people from overlooking the ground floor window.

Photos sent from Julie Lamb, Speaking at Committee







Yes these are just a few photos, they are front of my house...just part of area that area. And that's were they what to do carpark, and I worried about the lamp post as this is the only one, the next one is half way up the street..and it's so dark when not working..thank Julie lamb

On Wed, 7 Sept 2022, 09:29 Meddings, Lana (City of Lincoln Council), <[Lana.Meddings@lincoln.gov.uk](mailto:Lana.Meddings@lincoln.gov.uk)> wrote:

Hi Julie

I've received a few emails now. There are 4 different photos, is that correct?

**Lana Meddings**  
Principal Planning Officer  
T 01522 873445

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