

## Public Document Pack



Please note that the following document was published separately from the main agenda for this meeting of the Planning Committee to be held on Wednesday, 26th February 2025 at 5.30 pm in Committee Rooms 1 and 2, City Hall, Beaumont Fee, Lincoln, LN1 1DD.

### 2. Update Sheet (Pages 3 - 8)

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Update Sheet- Planning Committee 26<sup>th</sup> February 2025

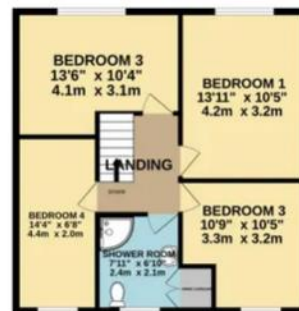
Additional representation received in respect of 2025/0029/C4 - 15 St Andrew's Drive, Lincoln.

### Site Location Plan:



GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.

1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



## Additional objection from neighbour:

### Customer Details

Name: Not Available

Address: 12 St Andrew's Drive Lincoln LN6 7UG

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the planning application for 15 St Andrew's drive to become a HMO.

I agree with the comments already made, especially regarding parking.

This area is very popular for family homes and most houses for sale are soon snapped up as such, with there being numerous facilities for children in the immediate vicinity. There is a Nursery at one end of the Street and a Primary School at the other end, catering for children from ages 3 to 11.

It would be unfair to use this house as an HMO, taking away the chance to rent or buy from people looking for family homes in the Street.

As numerous people have already mentioned, parking is a major issue in the Street, with spaces needed for residents already, along with visitors of the Nursery, School and Hairdressers. To have multiple people living at number 15 would create havoc and make a bad situation so much worse, as we have already found out previously.

I couldn't help but notice that the planning application stated that the house has been empty for six months. This is definitely not the case at all, as I live opposite and have seen tenants coming in and out before the Christmas period.

An application of this kind was submitted a couple of years ago and a lot of residents objected then.

We still feel the same about this situation going ahead. Please take into account the voices and concerns of the residents in the street.

Both myself and my adult Son from the same address are still very strongly opposed to this application going ahead.

Address:	3 St Andrews Drive Lincoln
<b>Comments Details</b>	
Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	There isn't enough parking space at St Andrews Drive. Having a multiple occupancy at number 15 would have a huge impact on the community. It would also affect the house prices. There are no other HMOs down the street and their previous application in 2022 was withdrawn, the streets occupants do not welcome a multi occupancy application.

## Comparable house prices:

Another house is also up for sale along the road, this is a 3 bedroom semi advertised for £235,000



**£280,000** Offers over



5 beds • 3 baths • 2 receptions • 1610 sq. ft  
St Andrews Drive, Lincoln LN6

This stunning semi-detached property is located in the heart of Lincoln, Lincolnshire and is priced at oieo £280,000. The ...

Freehold



[Call](#)



[Email](#)



**£235,000**



3 beds • 1 bath • 2 receptions  
St. Andrews Drive, Lincoln LN6

This is an extended three bedroomed semi-detached house situated in a popular location to the South of Lincoln, just off ...

Freehold



[Call](#)



[Email](#)

Suggested additional conditions in relation to Biodiversity Net Gain:

1. The Biodiversity Gain Plan shall be prepared in accordance with the [Statutory Small Site Biodiversity Metric] updated [21/02/25] and prepared by [Maddy Carter].

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 [and CLLP policy 61]

2. No development hereby permitted until a written Habitat Management and Maintenance Plan [HMMP] in accordance with the [Statutory Small Site Biodiversity Metric] updated [21/02/25] and prepared by [Maddy Carter]. is be submitted to and approved in writing by the Local Planning Authority. The HMMP shall relate to all 'significant' biodiversity gains on site and must be strictly adhered to and implemented in full for a minimum of 30 years following the initial completion period approved pursuant to condition [ ]. The HMMP must contain the following:

a non-technical summary;

the roles and responsibilities of the people or organisation(s) delivering/monitoring the [HMMP];

the details of funding, resources and mechanisms for long term delivery of the [HMMP].

the planned habitat creation and enhancement works for the initial [5] completion period to create or improve habitat.

the management measures to maintain habitat for a period of 30 years from the completion of development.

the monitoring methodology and frequency in respect of the retained, created and/or enhanced habitat to be submitted to the local planning authority

the Reporting to the LPA required for years [1, 3, 5, 10, 15, 20, 25, 30 ] following completion period.

Reports to the LPA should use the Natural England HMMP Monitoring report template (Word) supplemented with either an updated Statutory Metric

showing gains to date or Natural England HMMP Monitoring report template (Excel). Geostamped Photo evidence must also be provided (reports may be produced by those meeting the definition of a competent person as defined by the statutory Small Site Metric user guide).

All reports must be submitted no later than September 1st on each reporting year

the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Applicants are advised to use the Natural England HMMP Template found at

<https://publications.naturalengland.org.uk/publication/5813530037846016>

3. Notice in writing shall be given to the Council within 15 working days of the Initial habitat creation and enhancement works as set out in the [HMMP] being completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 [and CLLP policy 61]

4. No development must take place until details of species enhancements/mitigations is submitted to and approved by the Local Planning Authority. Enhancements/mitigations must include, as a minimum, specifications and location details of the following.

Details of development and construction methods measures to be taken to minimise the impact of any works on habitats/wildlife.

Details of any precautionary method statements for protected species [must include the pre demolition bat/bird survey by a suitably qualified individual]

Details of a sensitive lighting strategy

6x integrated swift bird box/brick [installed in groups of three]

4x integrated bat box/brick/tube and 1 Bat loft [2x access roof tiles]

4 x integrated bee/insect bricks

1 x hedgehog refugia

6 x hibernacula & log pile [in total]

The details approved must be installed prior to use and must be retained as such thereafter.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.