

PLANNING COMMITTEE

**Wednesday, 8 November
2017**

5.30 pm

**Committee Rooms 1-2, City
Hall**

Membership:	Councillors Jim Hanrahan (Chair), Peter West (Vice-Chair), Biff Bean, Kathleen Brothwell, Bob Bushell, Paul Gowen, Gary Hewson, Ronald Hills, Tony Speakman, Edmund Strengiel, Naomi Tweddle and Jackie Kirk
Substitute members:	Councillors Neil Murray
Officers attending:	Mick Albans, Nicola Collins, Simon Cousins, Democratic Services, Bruce Kelsey and Paul Thompson

The Planning Committee comprises democratically elected members who will be presented with a recommendation from the professional officers for each application on the agenda. After each application has been presented, those interested parties who have registered to speak will then be given 5 minutes to verbally present their views, and, following this, the committee will debate each proposal and make the decision, having considered all relevant information.

Clearly the process of making a decision will inevitably cause some people to feel aggrieved, but it is hoped that all interested parties will feel that their views have been considered as part of the process.

Please ensure that your mobile phones are switched off or set to silent throughout the meeting and please refrain from attempting to speak from the public gallery unless you have formally registered to speak on an application, in which case the Chair will call you to the table at the relevant time.

A G E N D A

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Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
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SECTION B

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THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

LIST OF BACKGROUND PAPERS FOR PLANNING, LISTED BUILDING, CONSERVATION AREA AND ADVERTISEMENT APPLICATIONS ON THE AGENDA OF THE PLANNING COMMITTEE

The Background Papers for the Planning, Listed Building, Conservation Area and Advertisement Applications are:

1. The appropriate Planning Information Folder: This is a file with the same reference number as that shown on the Agenda for the Application. It contains the following documents:
 - (a) the application forms;
 - (b) plans of the proposed development;
 - (c) site plans;
 - (d) certificate relating to ownership of the site;
 - (e) consultation letters and replies to and from statutory consultees and bodies;
 - (f) letters and documents from interested parties;
 - (g) memoranda of consultation and replies to and from Departments of the Council.
2. Any previous Planning Information Folders referred to in the Reports on the Agenda for the particular application or in the Planning Information Folder specified above.
3. City of Lincoln Local Plan: Adopted 26 August 1998.
4. The emerging draft Local Development Framework is now a material consideration.
5. Lincolnshire Structure Plan – Final Modifications 3 January 2006
6. Regional Spatial Strategy – 17 March 2005
7. Applications which have Background Papers additional to those specified in 1 to 6 above set out in the following table. These documents may be inspected at the Planning Reception, City Hall, Beaumont Fee, Lincoln.

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 7 above.)

Application No.:	Additional Background Papers
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CRITERIA FOR PLANNING COMMITTEE SITE VISITS (AGREED BY DC COMMITTEE ON 21 JUNE 2006 AND APPROVED BY FULL COUNCIL ON 15 AUGUST 2006)

Criteria:

- Applications which raise issues which are likely to require detailed first hand knowledge of the site and its surroundings to enable a well-informed decision to be taken **and** the presentational material at Committee would not provide the necessary detail or level of information.
- Major proposals which are contrary to Local Plan policies and proposals but which have significant potential benefit such as job creation or retention, environmental enhancement, removal of non-confirming uses, etc.
- Proposals which could significantly affect the city centre or a neighbourhood by reason of economic or environmental impact.
- Proposals which would significantly affect the volume or characteristics of road traffic in the area of a site.
- Significant proposals outside the urban area.
- Proposals which relate to new or novel forms of development.
- Developments which have been undertaken and which, if refused permission, would normally require enforcement action to remedy the breach of planning control.
- Development which could create significant hazards or pollution.

So that the targets for determining planning applications are not adversely affected by the carrying out of site visits by the Committee, the request for a site visit needs to be made as early as possible and site visits should be restricted to those matters where it appears essential.

A proforma is available for all Members. This will need to be completed to request a site visit and will require details of the application reference and the reason for the request for the site visit. It is intended that Members would use the proforma well in advance of the consideration of a planning application at Committee. It should also be used to request further or additional information to be presented to Committee to assist in considering the application.

Present: None. (*in the Chair*),
Councillor Peter West, Councillor Biff Bean, Councillor
Kathleen Brothwell, Councillor Bob Bushell, Councillor
Thomas Dyer, Councillor Paul Gowen, Councillor
Gary Hewson, Councillor Ronald Hills, Councillor
Tony Speakman and Councillor Naomi Tweddle

Apologies for Absence: Councillor Jim Hanrahan and Councillor
Edmund Strengiel

43. Confirmation of Minutes - 13 September 2017

RESOLVED that the minutes of the meeting held on 13 September 2017 be confirmed.

44. Declarations of Interest

Councillor Kathleen Brothwell made a Declaration of Predetermination with regard to the agenda item titled 'Application for Development: 4 Eastgate, Lincoln'.

Reason: She sat as Chair of the Licensing Sub Committee hearing which awarded Beerheadz a premises licence.

Councillor Naomi Tweddle declared a Personal Interest with regard to the agenda item titled 'Application for Development: 4 Eastgate, Lincoln'.

Reason: As Ward Councillor she had spoken to constituents on matters of protocol in the determination of Planning Committee decisions only. She had in no way predetermined her opinion on the matter to be discussed this evening.

45. Community Infrastructure Levy (CIL)

Toby Forbes Turner, Principal Planning Officer:

- a. presented a report to advise Planning Committee on the current programme in respect of progressing Community Infrastructure Levy (CIL) adoption by the Authority as detailed at paragraph 1.1 of the officer's report
- b. advised that further to previous reports to Policy Scrutiny Committee and Executive on the City Council's CIL programme, Planning Committee Members were requested to consider the requirements on effectively the final stages of CIL process, namely adoption of CIL
- c. highlighted that following the CIL Examiner's report (detailed at Appendix 1), which concluded that subject to recommended modifications '*The City of Lincoln Council draft Community Infrastructure Levy Charging Schedule provides an appropriate basis for the collection of the levy in the area*', and subject to member approval, the City Council was in a position to adopt a CIL Charging Schedule

- d. detailed the five modifications recommended to the Draft Charging Schedule as detailed within paragraph 3 of the report
- e. identified the time line to implementation of CIL subject to Council approval as detailed at paragraph 4 of the officer's report
- f. requested members' comments on the content of the report prior to referral to Executive and Council for final approval.

Members discussed the content of the report in further detail, requesting clarification as to when developers would be liable for payment of both S106 monies and CIL?

Toby Forbes Turner, Principal Planning Officer confirmed that a reasonable period of notice was required between adoption and implementation to allow notification to developers about to submit a planning application and to align with other Central Lincolnshire Charging Authorities. Following the implementation date, developers would be liable for CIL once planning permission was granted.

RESOLVED that

- The proposal for the Council to approve the modifications as set out in the City of Lincoln Council CIL Examination Report (Appendix 1) to the Draft Charging Schedule be noted and recommended to be incorporated into the City of Lincoln Council CIL Charging Schedule by Members.
- The proposal for the Council to adopt the amended City of Lincoln Council CIL Charging Schedule (Appendix 2) be noted by Members;
- The proposal to implement the supporting policies in Appendix 3 (Regulation 123 List, Instalments and In-Kind policies) to be approved by Council be noted by Members.
- The proposal that the CIL Charging Schedule be implemented by the City of Lincoln Council on a date as soon as is practicable on or after 1 January 2018 be supported by Members.

46. Work to Trees in City Council Ownership

The Arboricultural Officer:

- a. advised Members of the reasons for proposed works to tree's in City Council ownership and sought consent to progress the works identified at Appendix A of his report
- b. explained that Ward Councillors had been notified of the proposed works
- c. stated that in some cases it was not possible to plant a tree in the exact location and in these cases a replacement would be replanted in the vicinity.

RESOLVED that the works set out in the schedule at Appendix A attached to the report be approved.

47. Confirmation of Tree Preservation Order 153

The Planning Manager:

- a. advised members of the reasons why a tree preservation order (temporary) should be confirmed at the following site:
 - Tree Preservation Order 153: Group of Trees Comprising 3 Yews and 5 Hollies, Eastgate Club, Langworthgate, Lincoln
- b. provided details of the individual trees to be covered by the order and the contribution they made to the area
- c. advised that following the statutory 28 day consultation period, one objection had been received to the making of the order from the neighbouring property at 19 Langworthgate, Lincoln
- d. outlined further details behind this objection as reported within paragraph 4.1 of the report
- e. stated that confirmation of the tree preservation order here would ensure that the trees could not be removed or worked on without the express permission of the council.

RESOLVED that tree preservation order no 153 be confirmed without modification and that delegated authority be granted to the Planning Manager to carry out the requisite procedures for confirmation.

48. Change to Order of Business

RESOLVED that the order of business be amended to allow the report on 4 Eastgate, Lincoln to be considered as the next agenda item.

49. Application for Development: 4 Eastgate, Lincoln

(Councillor Brothwell left the room during the consideration of this item having made a declaration of predetermination in relation to the planning application to be discussed. She took no part in the vote on the matter to be determined.)

The Planning Team Leader:

- a. advised that planning permission was sought for change of use to the ground floor of a two storey red brick building erected in 1895 at 4 Eastgate, Lincoln from an Estate Agency (Class A2) to a Public House (Class A4), namely 'Bearheadz' drinking establishment
- b. advised that the application site sat within Conservation Area No 1 'Cathedral and City Centre' and the setting of several listed buildings, including Lincoln Cathedral
- c. described the relevant site history to the planning application as detailed within the officer's report
- d. provided details of the policies pertaining to the application as follows:
 - Policy LP1: A Presumption in Favour of Sustainable Development

- Policy LP26: Design and Amenity
 - Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
- e. outlined the responses made to the consultation exercise
- f. referred to the update sheet which contained a further response received in respect of the proposed development together with a map showing neighbour consultations
- g. highlighted the main issues relating to the proposal as follows:
- National and Local Planning Policy
 - Potential Impact on Visual Amenity, the Character and Appearance of Conservation Area No 1 and the Significance of other Designated Heritage Assets
 - Potential Impact on Residential Amenity
 - Highway Safety and Parking
- h. concluded that:
- The proposed drinking establishment would not result in the uphill and Bailgate area losing its mixed use character nor harm the local environment or the amenities which occupiers of nearby properties may reasonably expect to enjoy, in accordance with Policy LP33 'Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area' and Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017).
 - Furthermore, the proposals were considered to be in accordance with 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'.

Paula West, local resident, addressed Planning Committee in objection to the proposed development, outlining the following main concerns:

- She had lived and worked in the Cathedral Quarter for 15 years.
- She represented Bailgate Guild, neighbours and fellow residents.
- The proposed use of the premises would impose a critical difference on the community and set a precedent to the fundamental make-up of the area.
- The Cathedral Quarter was unique in its national importance.
- School children and visitors using the area would be forced to share the pavement outside the premises with clientele exiting the public house to smoke a cigarette.
- Noise nuisance from deliveries/extraction fans/ music playing.
- With a capacity of 70 drinkers, how could the premises be perceived as a calm and gentle place?
- Students would be encouraged to visit the premises.
- The premises would be open until 1.30am seven days a week.
- Residents were witnessing a changing face to Bailgate into a drinking area.

- Issues of Anti-Social Behaviour/street fights, the consequences of which were huge for visitors and residents.
- Should members be minded to grant planning permission, a condition was requested to control opening hours/times of delivery of the premises.

Councillor Liz Maxwell addressed Planning Committee as Ward Advocate, representing local residents in relation to the application, covering the following main concerns:

- She represented local residents and local businesses.
- Anti-Social Behaviour was dreadful in this area.
- There were 12 bars/restaurants operating between Newport Arch and Westgate.
- Most of the premises shut at 11.00pm to avoid noise disruption.
- There were many hen/stag parties in the Bailgate area at weekends.
- Should this planning application be granted, Eastgate would become the subject of Anti-Social Behaviour and another 'horrible place'.
- The pavement in Eastgate was no place for smokers frequenting the proposed public house.
- Issues with deliveries/littering.
- The proposed service area for the public house was in reality a parking plot.
- The alleyway to the side of the premises was a private drive with no access for the public house.
- Many of the bedrooms at the White Hart Hotel opposite overlooked the proposed premises causing a noise nuisance.
- Residents had suffered enough and did not want another public house to add to current Anti-Social Behaviour issues.

Martin Johnson, Operations Director for BeerHeadz addressed Planning Committee covering the following main points:

- Beerheadz was a small local company with premises in Retford, Newark and Grantham. It had a reputation to maintain which it did not wish to lose.
- The premises sold a diverse range of real ale.
- It did not aim to attract drinkers of cheap cider likely to be consumed at hen/stag parties as the prices were too high.
- The company wished to work with the businesses in the Bailgate area and hoped it would be allowed to join the Bailgate Guild at some point in the future.
- 50% of Guild members were in favour of the proposals.
- Most of the customers at his public houses were over 55 years of age, although the business did want to attract students.
- The company took noise nuisance very seriously and it was not anticipated that the operation of the premises would contribute to this. There would be background music only and no cooking taking place at the premises.
- Drinking vessels would not be permitted outside the premises.
- There would be the offer of occasional 'carry out' however this was not a big offer. Should this prove to be an issue the company would cease the sale of beer to take away.
- There would be no night noise as bottle storage was inside the premises.
- All police restrictions had been complied with.
- The company wanted to work with the Bailgate Guild and local businesses not against them.

Members considered the content of the report in further detail, raising both individual comments in favour of the planning application and concerns in relation to the suitability of the proposals.

Members questioned whether Planning Committee had any control over the licensing hours at the premises and whether the granting of planning permission here would set a precedent for future applications in the area.

The Planning Team Leader advised that the licensing of the premises was an entirely different process. Other public houses in the area were licensed to open for varying hours, although this did not mean that they stayed open that long.

The Planning Manager advised that the grant of this planning application did not set a precedent for the future as each planning application was assessed on its own merits.

A motion was moved, and seconded that operating hours shall only be between the hours of 10:00am and 12:00 midnight.

The motion was put to the vote and carried.

RESOLVED that the application be granted subject to the following conditions:

Standard Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details submitted with the application. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be Discharged before Commencement of Works

None.

Conditions to be Discharged before Use is Implemented

None.

Conditions to be Adhered to at All Times

5. The use hereby approved shall only be operated between the hours of 10:00 and 12:00 midnight Monday to Sunday.

Reason: To protect the residential amenities of properties in the vicinity.

6. The playing of live and recorded music shall not be permitted at the premises, other than the playing of incidental background music. Any

incidental background music shall not be audible at any other offsite premises.

Reason: To protect the residential amenities of properties in the vicinity.

The above recommendation has been made in accordance with the submitted drawings identified below:

Table A

Drawing No.	Version	Drawing Type	Date Received
		Location Plan	14 th September 2017
BeerHeadZ Ltd 2017		Floor plans	2 nd October 2017
		Elevations – Existing	4 th August 2017
		Elevations – Proposed	14 th September 2017

50. Application for Development - (Previous Car Park), Land Bounded By Welbeck Street, Cannon Street And Lytton Street, Lincoln

(Councillor Dyer joined the meeting having arrived late during the discussion of the previous item waiting outside of the room.)

(Councillor Brothwell re-joined the meeting.)

The Planning Manager:

- a. advised that planning permission was sought for the erection of seven two-storey dwellings with associated parking on land bounded by Welbeck Street, Cannon Street and Lytton Street
- b. reported that the site was owned by the City of Lincoln Council and therefore presented to Planning Committee for determination, it was fenced on all sides and currently vacant with the exception of a storage container
- c. provided details of the policies pertaining to the application as follows:
 - 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 LP13: Accessibility and Transport
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP16: Development on Land Affected by Contamination
 - Policy LP26: Design and Amenity
 - National Planning Policy Framework
- d. outlined the responses made to the consultation exercise
- e. highlighted the main issues relating to the proposal as follows:
 - The Principle of Use
 - Visual Amenity
 - Residential Amenity;
 - Access and Highways;
 - Flood Risk and Drainage
 - Contaminated Land

f. concluded that:

- The principle of the use of the site for residential purposes was considered to be acceptable and the development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design.
- The proposals would also not cause harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
- Highways and flood risk have been appropriately considered and matters relating to contamination and archaeology could be dealt with appropriately by condition.
- The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP3, LP13, LP14, LP16 and LP26, as well as guidance within the National Planning Policy Framework.

Members welcomed this well-balanced application with ample parking, querying whether:

- The properties were DDA and equality compliant having stairs at ground floor level to the front of each house.
- Electric vehicle charging points would be installed before the properties were occupied.

The Planning Manager offered the following points of clarification to the Committee:

- There were steps to the front of the property to mitigate flood risk, however, the rear garden of the property was 'ramped up' to facilitate access from this point
- The recommended conditions for grant of planning permission included provision of electric vehicle charging points. The Planning Authority would seek to incorporate this requirement into most residential developments and some commercial applications as applicable.

RESOLVED that the application be granted conditionally.

Conditions

- Work to commence within three years;
- Work in accordance with the plans;
- Contaminated Land;
- Noise Assessment;
- Surface Water Drainage Assessment;
- Materials including window frames and brick sample panels;
- Archaeology;
- Window details – profiles and materials for all buildings – new and replacement;
- Brick cleaning specification and sample area to be approved before this work is undertaken.

PLANNING COMMITTEE

8 NOVEMBER 2017

SUBJECT:	WORK TO TREES IN CITY COUNCIL OWNERSHIP
DIRECTORATE:	COMMUNITIES AND ENVIRONMENT
LEAD OFFICER	STEVE BIRD – ASSISTANT DIRECTOR (COMMUNITIES & STREET SCENE)

1. Purpose of Report

- 1.1 To advise Members of the reasons for proposed works to trees in City Council ownership, and to seek consent to progress the works identified.
- 1.2 This list does not represent all the work undertaken to Council trees. It is all the instances where a tree is either identified for removal, or where a tree enjoys some element of protection under planning legislation, and thus formal consent is required.

2. Background

- 2.1 In accordance with the accepted policy, Committee's views are sought in respect of proposed works to trees in City Council ownership, see appendix A.
- 2.2 The responsibility for the management of any given tree is determined by the ownership responsibilities of the land on which it stands. Trees within this schedule are therefore on land owned by the Council, with management responsibilities distributed according to the purpose of the land.

3. Tree Assessment

- 3.1 All tree cases are brought to this committee only after careful consideration and assessment by the Council's Arboricultural Officer (together with independent advice where considered appropriate).
- 3.2 All relevant Ward Councillors are notified of the proposed works for their respective wards prior to the submission of this report.
- 3.3 Although the Council strives to replace any tree that has to be removed, in some instances it is not possible or desirable to replant a tree in either the exact location or of the same species. In these cases a replacement of an appropriate species is scheduled to be planted in an appropriate location within the vicinity. Tree planting is normally scheduled for the winter months following the removal.

4. Resource Implications

4.1 i) Finance

The costs of any tree works arising from this report will be borne by the existing budgets. There are no other financial implications, capital or revenue.

4.2 ii) Staffing N/A

4.3 iii) Property/Land/ Accommodation Implications N/A

4.4 iv) Procurement

All works arising from this report are undertaken by the Council's grounds maintenance contractor. The contractor was appointed after an extensive competitive tendering exercise, ensuring that staff are all suitably trained, qualified, and experienced. The contract for this work was let in April 2006.

5. Policy Implications

5.1 (i) Strategic Priority N/A

5.2 (ii) S.17 Crime and Disorder N/A

5.3 (iii) Equality and Diversity N/A

5.4 (iv) Environmental Sustainability

The Council acknowledges the importance of trees and tree planting to the environment and its biodiversity objectives. Replacement trees are routinely scheduled wherever a tree has to be removed, in-line with Council policy.

5.5 (v) Community Engagement/Communication N/A

6. Consultation and Communication

6.1 All ward Councillors are informed of proposed works on this schedule, which are within their respective ward boundaries.

6.2 The relevant portfolio holders are advised in advance in all instances where, in the judgement of officers, the matters arising within the report are likely to be sensitive or contentious.

7. Legal Implications

7.1 (i) Legal

The City Council has a legal obligation to ensure that trees in Council ownership are maintained in a safe condition. Trees may be protected by the law in certain instances. Situations where this applies are normally in relation to planning legislation covering Conservation Areas, and Tree Preservation Orders. Where there is legal protection for a tree or trees, this is identified clearly in the

appendices.

7.2 (ii) Contractual

See 4.4 above.

8. Assessment of Options

8.1 (i) Key Issues

The work identified on the attached schedule represents the Arboricultural Officers advice to the Council relevant to the specific situation identified. This is a balance of assessment pertaining to the health of the tree, its environment, and any legal or health and safety concerns. In all instances the protection of the public is taken as paramount. Deviation from the recommendations for any particular situation may carry ramifications. These can be outlined by the Arboricultural Officer pertinent to any specific case.

8.2 (ii) Risk Assessment

Where appropriate, the recommended actions within the schedule have been subject to a formal risk assessment. Failure to act on the recommendations of the Arboricultural Officer could leave the Council open to allegations that it has not acted responsibly in the discharge of its legal responsibilities.

9. Recommendation

9.1 That the works set out in the attached schedules be approved.

Access to Information:

Does the report contain exempt information, which would prejudice the public interest requirement if it was publicised?

No

Key Decision

No

Key Decision Reference No.

N/A

Do the Exempt Information Categories Apply

No

Call In and Urgency: Is the decision one to which Rule 15 of the Scrutiny Procedure Rules apply?

No

List of Background Papers:

Section file Te 623

Lead Officer:

Mr S. Bird,
Assistant Director (Communities & Street Scene)
Telephone 873421

**NOTIFICATION OF INTENDED WORK TO TREES AND HEDGES
RELEVANT TO THEIR CITY COUNCIL OWNERSHIP STATUS.
SCHEDULE No 10 / SCHEDULE DATE: 08/11/17**

<i>Item No</i>	<i>Status e.g. CAC</i>	<i>Specific Location</i>	<i>Tree Species and description / reasons for work / Ward.</i>	<i>Recommendation</i>
1	N/A	Verge outside 25 Roman Pavement.	<u>Abbey Ward</u> 1 Sorbus. Fell, the tree is dead.	Approve and replant with a Rowan.
2	N/A	Woodland belt to rear of 42 Waltham Road.	<u>Birchwood Ward</u> 2 Alders. Fell to thin out dense woodland belt.	Approve and replant with 2 Field Maple in a suitable location.
3	N/A	Land to rear of 28 Snetterton Close.	<u>Birchwood Ward</u> 1 Field Maple. Fell, to prevent damage to private property.	Approve and replant with a Field Maple in a suitable location.
4	N/A	Birchwood Nature Park, to rear of 37 Carnoustie Drive.	<u>Birchwood Ward</u> 1 Birch and 1 Willow. Fell, to prevent damage to private property.	Approve and replant with two Oaks in a suitable location.
5	N/A	Birchwood Nature Park.	<u>Birchwood Ward</u> Birch and Willows. Selective removal of woodland marginal trees adjacent to footpaths to produce a wider, scalloped edge, and to increase light levels and biodiversity.	Approve.
6	TPO	Outside 139 Boultham Park Road	<u>Boultham Ward</u> 1 Oak. Prune for carriageway clearance, remove deadwood and reduce crown to clear building.	Approve

7	CAC	West Common boundary with Rosebery Avenue	<u>Carholme Ward</u> 3 Willows Repollard as part of willow management scheme to prevent structural failure at former pollard points.	Approve.
8	N/A	West Common, adjacent to tennis courts.	<u>Carholme Ward</u> 1 Ash, 1 Lime and 1 Willow. Fell to allow repair and maintenance of sports facilities.	Approve and replant with 3 Field Maples in a suitable location.
9	N/A	Rear garden of 19/21 Ruckland Avenue.	<u>Castle Ward</u> 1 Cypress. Fell to prevent damage to property.	Approve and replant with Rowan in a suitable location.
10	N/A	Outside 9 Honington Approach.	<u>Castle Ward</u> 1 Hazel. Fell, the tree is leaning and becoming unstable.	Approve and replant with a Cockspur Thorn in a suitable location.
11	N/A	Land adjacent to 8 Dawson Close.	<u>Hartsholme Ward</u> 1 Oak. Fell, the tree is close to private property and causing a hazard.	Approve and replant with an Oak in a suitable location.
12	TPO	Woodland belt to rear 47, 49 and 51 Finningley Road	<u>Hartsholme Ward</u> Fell 1 poorly formed Birch and reduce crowns of 5 Birches by 30% to increase light levels.	Approve.
13	N/A	Land to rear of 50 Sixfield Close	<u>Hartsholme Ward</u> 1 Scots Pine. Fell to prevent damage to property.	Approve and replant with Scots Pine in a suitable location.
14	N/A	Front garden of 29 Lenton Green.	<u>Minster Ward</u> 1 Cypress. Fell, the tree is blocking light to property and in contact with BT cables.	Approve and replant with Whitebeam in a suitable location.

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PLANNING COMMITTEE

8 NOVEMBER 2017

SUBJECT: ALLOTMENT CAPITAL DEVELOPMENT PROGRAMME – REMOVAL OF TREES

REPORT BY: DIRECTOR OF COMMUNITIES & ENVIRONMENT

LEAD OFFICER: BRUCE KELSEY – ALLOTMENT STRATEGY OFFICER

1. Purpose of Report

- 1.1 To inform and advise elected members of the proposed removal of trees required as part of phase 1 of the allotment capital improvement programme.
- 1.2 To identify and specify only those trees that, in the opinion of the Arboricultural Officer and the Allotment Strategy Officer, need to be removed according to the schedule at Appendix 1 below.

2. Background

- 2.1 In April 2016 the Council obtained permission from the Department for Communities & Local Government (DCLG) to de-commission the former allotment site on Riseholme Road, known locally as the Ermine allotment site.
- 2.2 Monies from the eventual disposal of this site have been earmarked to permit a comprehensive capital improvement programme of the city allotment sites.
- 2.3 A detailed action plan has been constructed which identifies a site by site programme of proposed works that need to be undertaken. The consultation version of this plan, which has been sent to all allotment tenants, is attached as Appendix 2 below and lists all projects scheduled between November 2017 and March 2018.
- 2.4 The main thrust of these works will be to address many years of minimal essential maintenance across the allotment sites and will primarily focus upon two key areas of work. Firstly, making improvements to site security to reduce incidents of break-ins and thefts of property from allotment sites. Secondly, to make significant improvements to site drainage to reduce incidents of flooding on allotment sites which has increased markedly over recent years and, as a result, makes a large number of potentially lettable plots unworkable.
- 2.5 To make these proposed security and drainage improvements successful, on some allotment sites the works will involve the removal of certain trees where their continued presence compromises either the preferred security solution or the proposed drainage solution
- 2.6 As might be expected of locations where there has been minimal maintenance for a number of years, certain sites contain a mixture of small medium and larger self-set species which have not been regularly maintained, trimmed or removed. Our aim is to carefully and selectively remove these species where necessary, to meet the objectives of the allotments improvement programme.
- 2.7 As well as removing physical barriers in many instances, these works will also increase available light to many plots which, in turn, will markedly enhance growing opportunities. At the same time, removal of areas of dense tree

- growth will permit, for the first time in many years, robust and defensible site boundaries to provide a substantial physical barrier to deter unwanted visitors.
- 2.8 An overriding principle of these works has been the wish to only remove the smallest number of trees possible. Through our lead contractor, Robert Woodhead Ltd, we have taken the opportunity to engage the views and opinions of an ecologist. This useful professional advice has been acted upon and has influenced both the timing and scope of the proposed works.
- 2.9 Wherever possible, we have taken note of the potential loss of natural habitats that may be compromised as a result of these works. The list at Appendix 1 represents the absolute minimum of removal works required to ensure that both security and drainage solutions, proposed as part of this major investment in the city allotments, will be a success.
- 2.10 Throughout the programme we will aim to retain and subsequently maintain as many mature and well established native species as possible to maintain the overall amenity value, feel and look of each site.
- 2.11 Where species are compromising waterways or creating major blockages to pathways, proposed fence lines and maintenance areas, these trees will either be removed entirely or sensitively trimmed to ensure that their amenity value can be retained whilst drainage and security are not affected.
- 2.12 Once completed, the trees on the allotment sites will be maintained on a regular basis as part of the ongoing grounds maintenance contract which will then allow them to grow and flourish properly. Such ongoing maintenance will also remove the need for further rectification works in the future, save for any species that are damaged through storms or growth issues.
- 2.13 Species affected by these works include:
- Willow, Sycamore, Cypress, Apple, Prunus, Hazel, Oak, Elder, Ash, Cherry, Aspen, Lombardy Poplar, Norway Maple Alder and Beech
- 2.14 Of these species, the proposed removal of both willow and beech are as a direct result of self-set species or poorly maintained hedging. In these areas, species have simply been allowed to grow unchecked across defined site boundaries and into ditches, dykes and waterways.
- 2.15 This in turn, has resulted in water backing up across formerly viable plots, blockages of watercourses and enabling leaves and dead wood, together with associated undergrowth such as brambles etc. to span site boundaries and provide bridges across waterways for unauthorised access and unwanted guests.
- 2.16 No trees covered by this plan, and listed in Appendix 1 are subject to a Tree Preservation Order, nor are they located within a conservation area.
- 2.17 The proposed works on allotments sites are programmed to take place in two phases over eighteen months. This is so that clearance and improvement works can be carried out during winter months when the impact upon gardeners and wildlife will be at its least. Subject to planning permission being given for these tree removals, Phase 1 will commence in November 2017 and will conclude at the end of March 2018, phase 2 projects will commence in November 2018 and will finish at the end of March 2019. Some smaller, non-invasive works, which can be carried out without any direct impact to tenants

or wildlife may occur in the period April – October 2018. The tree works requested in this report relate to permissions to permit phase one to progress. A further report will be brought forward relating to the required tree removals for phase two.

3. Proposal

- 3.1 The attached schedule at Appendix 1 details, by site, the trees which are scheduled for removal in phase 1, subject to permission being granted.

4. Consultation

- 4.1 A public consultation programme occurred in March 2017 across seven venues in the city. Tenants were personally invited to attend drop in sessions between 9am and 9pm at each venue. Additionally, specific plans relating to the site on which the tenant has a plot have been circulated to all current tenants.
- 4.2 Once the full costs of these works are known, tenants will receive a second letter, around the start of November 2017, informing them of what works will be taking place and when these works are proposed to start and end.
- 4.3 Residents whose properties border or back onto an allotment site will, at the same time as the tenants, also be contacted to inform them of what will be happening and when.

5. Resource Implications

5.1 Finance

- (i) The costs of the works outlined below will to be met by the receipt from the sale of the former Ermine allotment site.

5.2 Staffing

- (ii) All works relating to the Allotment Capital Improvement Programme will be managed and overseen by Robert Woodhead Ltd. Robert Woodhead may choose to sub-contract these works to third parties. In such cases, the sub-contractor will fully satisfy the Council's own policies and standard in this regard.
- (iii) Internally the works for the programme will be managed by the Allotment Strategy Officer and supported by the Client Procurement Officer, the Legal & Democratic Services Officer, Community Services Manager and Assistant Director for Community Services & Street Scene.

5.3 Property/Land/Accommodation Implications

- (iii) The loss of the former Ermine Allotment site – an area of 0.98ha – will be replaced by the establishment of a new allotment site in the Birchwood area to a similar size and will address a recognised strategic gap in the provision of allotments in the South West quadrant of Lincoln.

5.4 Procurement

- (iv) The contract to undertake the allotment capital improvement programme has been carried out using the East Midlands Property

6. Policy Implications

6.1 Strategic Priority

- (i) The Council's recently adopted strategic plan – "*Vision 2020 – together let's deliver Lincoln's ambitious future*" identifies the allotment capital improvement programme as a key project under the strategic heading "Let's Enhance our Remarkable Place"

7. Consultation and Communication

- 7.1 All allotment tenants are aware of the proposed improvements at their site. All have had the opportunity to view the entire programme of works. Allotment tenants have contributed to modifying and shaping the proposed plans.
- 7.2 Allotment societies, both locally and nationally, are aware of our proposed plans and have also engaged in consultation. Through the use of the council's webpages and social media as well as articles in the press, we will keep all residents informed of progress over the eighteen months of these proposed works.

8. Legal Implications

- 8.1 Planning officers have viewed the overall proposals for the whole capital programme including the proposed removal of the trees listed in this report. With the exception of proposed works to install new perimeter fencing at the St Botolphs site, the installation of boundary fencing at the Sincil Bank and Tritton Road sites, we are advised that no other planning permissions associated with the capital improvement programme are required at this time. Should any such requirement become apparent as works progress, a further report on the subject will be brought to this committee.

9. Assessment of Options

Key Issues

- 9.1 Taking no action and leaving most or all of the trees listed in this report in situ will significantly hinder the overall effectiveness of the refurbishment of the city allotment sites. In short, new secure boundaries will not be effectively established, drains which are believed to be essential means for water to escape from the site, will not be recreated and site security in some areas will remain significantly compromised.
- 9.2 Some tenants have expressed concerns that the natural balance of certain sites could be affected by a large scale reduction of trees, especially well established and mature species. As mentioned earlier, it is not and never has been our intention to conduct whole scale site clearances in this way. We remain committed to maintaining the good balance of quality gardening spaces coupled with naturally occurring flora and fauna.
- 9.3 The site borders and the internal draining of allotment land has not seen significant investment for many years. As such the trees have been allowed to grow unhindered and are now becoming a problem. Trees identified, if left in-situ will hinder the free flow of water off site and along drains that would be cleared by the improvement works.

- 9.4 Large root systems will further hinder the flow of water off the site and canopy spread will reduce the amount of available light on the site, both of which are unhelpful to allotment gardeners.
- 9.5 The council is committed to enhancing its environmental credentials and reducing its carbon footprint. The Council has a policy of replacing trees that are removed. Planting additional trees, to compensate for the projected loss of species listed in Appendix 1 will take place.
- 9.6 Where possible, the council will re-plant trees in locations, on or off allotment sites, following the successful completion of the allotment capital improvement programme in March 2019 subject to the following constraints:
- i. Trees are re-planted so that, when fully grown, they do not and will not impinge upon the light or drainage issues at an allotment site.
 - ii. That trees when planted do not cause an ongoing nuisance to other parties such as residents and businesses.
- 9.7 A range of potential locations, where additional trees could be planted, are being identified across the city and it is the intention to have this confirmed and available on request in due course.

10. Recommendation

- 10.1 That members approve the list of trees to be removed at Appendix 1

Access to Information:

Does the report contain exempt information which would prejudice the public interest if it was publicised?	No
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Key Decision:	No
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Key Decision Reference No:	N/A
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Do the Exempt Information Categories Apply?	No
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Call In and Urgency

Is the decision one to which Rule 15 of the Scrutiny Procedure Rules apply?	No
---	----

List of Background Papers:

Lead Officer	Bruce Kelsey, Allotment Strategy
Officer	

Telephone: 01522 873706

E-mail:

bruce.kelsey@lincoln.gov.uk


Summary of Trees to be removed from Allotment Sites

The clearance works primarily involve the removal of self-set varieties resulting from non-maintenance at sites. The majority of species which are included in this work are self-set willow and elder. Listed in the summary table below, are those trees, in addition to those that are contained within the generic description above which are mature/semi mature species.

Allotment Improvement Programme - November 2017 – March 2018

Site	Willow	Sycamore	Cypress	Apple	Prunus	Hazel	Oak	Elder	Notes
Boultham Park								1	8m of privet hedge
Burton Ridge	3								Scrub growth predominantly self-set willow, sycamore & hawthorn
Canwick Hill	No tree clearance works required								
Clarence Street 'A'	No tree clearance works required								
Clarence Street 'B'	No tree clearance works required								
Greenbank Drive							1		Scrub growth predominantly self-set prunus & hawthorn
Hykeham Road	18*								Scrub growth predominantly self-set hawthorn & willow *All willow trees are in land owned by Hill Holt Wood and are to be removed with their permission
Kingsway	No tree clearance works required								
Simons Hill	28(31)	4				1	2		Scrub growth comprised of hawthorn willow and elder. Figures in brackets indicate trees to possibly be removed on land outside the allotment site but which impacts upon on site drainage
Tritton Road									
Yarborough Cresc.	No tree clearance works required								

Total	80	4	0	0	0	1	3	1	
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Site	Ash	Cherry	Aspen	Poplar	Maple	Alder	Beech	Notes
Boultham Park								8m of privet hedge
Burton Ridge		1						Scrub growth predominantly self-set willow, sycamore & hawthorn
Canwick Hill	No tree clearance works required							
Clarence Street 'A'	No tree clearance works required							
Clarence Street 'B'	No tree clearance works required							
Greenbank Drive	3		1`					Scrub growth predominantly self-set prunus & hawthorn
Hykeham Road				12				Scrub growth predominantly self-set hawthorn & willow *All willow trees are in land owned by Hill Holt Wood and are to be removed with their permission

Site	Ash	Cherry	Aspen	Poplar	Maple	Alder	Beech	Notes
Kingsway	No tree clearance works required							
Simons Hill	5(1)			3		(1)		Scrub growth comprised of hawthorn willow and elder. Figures in brackets indicate trees to possibly be removed on land outside the allotment site but which impacts upon on site drainage
Tritton Road							38	Formerly planted as a hedge but left to grow into an unmaintained hedge
Yarborough Cresc.	No tree clearance works required							

Total	9	1	1	15	0	1	38	
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The Proposed Improvement Programme.



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Boultham Park



- ▶ Possible new water main for whole site to mitigate continual water leaks. (blue line – 650m)
- ▶ Clearance and re-establishment of area marked red as viable plots.
- ▶ Complete track works. (yellow line 175m)



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Burton Ridge



- ▶ Whole site refurbishment option proposed.
- ▶ **ALL** plot holders would need to agree to relinquish their plot for 3 months.
- ▶ All plot holders to be asked to remove all boundary fencing and on-site rubbish.
- ▶ Original plots marked using posts on upper and lower boundary.
- ▶ Whole site rotovation.
- ▶ Plots re-laid and re-marked.
- ▶ Plots returned to tenants.
- ▶ Hard core (road planings 350m) pathways marked red on map.
- ▶ 10m wide boundary with hard core path (275m) created at lower edge of plots. (blue line)
- ▶ Lincolnshire fencing boundary (275m) to delineate allotments from rest of area.
- ▶ Access gate included for maintenance vehicles.
- ▶ Area below lower boundary left to grow naturally.



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Canwick Hill



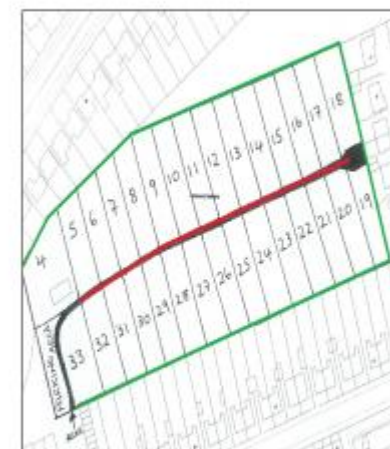
- ▶ Installation of a 5ft pallisade double gate at end of farmers track between plot 20 and 21. (light green line)
- ▶ Convert plots 56 & 57 into a parking bay for tenants. (plots currently un-let – dark green line)
- ▶ Installation of a 5ft pallisade fence to Northern boundary. (red line – 275m)
- ▶ Repairs/improvements to track to North boundary. (yellow line – 120m)
- ▶ Small hedge improvements along Northern edge of plot 30 as required.



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Clarence Street 'A'



- ▶ Complete the track works to the end of the site. (red line – 180m)
- ▶ After consultation with NLHS and tenants, identification of wildlife areas and sensitive clearance of remaining hedge works at site boundaries. (green line)
- ▶ General clearance of on-site rubbish and detritus.



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Clarence Street 'B'



- Replacement of mesh fencing panels to boundary fence. (red line – 350m)
- Installation of hard core (road planings) track throughout the site. (green line – 400m)



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Greenbank Drive



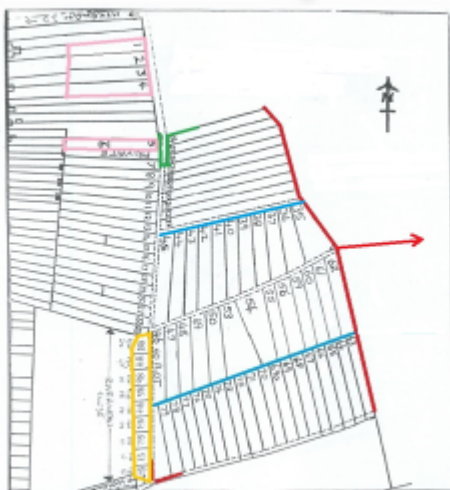
- 6ft perimeter palisade fence. (red line – 220m)
- New double palisade gates. (mauve line)
- Drop kerb at entrance and hard core (road planings) pathway. (blue line – 75m)
- Need to ensure that plots 6 & 7 move back within boundary of site.
- Need 3m access strip behind plots 7-11 to allow for installation of fence.
- Current bank at back of plots 7-11 (green line) to be flattened to reduce possibility of anyone climbing over the fence.
- Maintenance of border becomes tenant responsibility once works are completed.



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Hykeham Road



- Complete clearance and digging out of east side ditch. Possible re-routing of the ditch behind plots 24-35. (red line)
- New 6ft palisade gate at Rivermead entrance.
- New palisade fence at main entrance to site. (Green line)
- Consider selling off plots 1-6 (Pink line) – difficult to manage and maintain, long term un-let.
- Dig out existing cross site ditch. (blue line)
- Reduce number of mature trees along boundary line, especially poplars along plot 62/63.
- Clearance of on-site overgrowth/undergrowth.
- Discussion with tenants of plots 80-88 to return these to viable allotment plots rather than garden extensions.



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Simons Hill



- Re-establish boundary drainage ditches for whole site. (red line – 600m)
- Repair and re-hang main gate – replace with 6ft palisade fence and gate. (green line)
- Repair and re-hang second entrance to site. (blue line)
- Comprehensive clearance of ground cover at eastern boundary leaving mature oak trees but removing general brash.
- Reduce boundary hedge to 3ft.



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Tritton Road



- ▶ Hard core (road planings) track to be completed throughout whole site. (red line - 100m)
- ▶ 5ft palisade fence to be installed along Tritton Road boundary and along part of South boundary. (green line - 45m)
- ▶ Tree works to reduce number of trees on Tritton Road boundary and provide base for possible blackthorn hedge.
- ▶ Entrance way improvements to equalise levels. (blue line)



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Yarborough Crescent



- ▶ General perimeter boundary tidying and clearing. (red line)
- ▶ Look to relocate the Marne Gardens garage entrance (pedestrian gate) to remove the small gap between post and garage wall.



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For All Sites

- ▶ New fully enclosed double headed standpipes set in their own frost boxes to replace all existing water taps.
- ▶ Additional water taps on some sites where water pressure/supply is suitable to standard outlined above.
- ▶ A self-composting toilet on larger sites (subject to consultation and agreement by tenants).
- ▶ On larger sites, consideration given to designated areas where periodic woodchip & manure can be deposited by contractors (subject to consultation and agreement by tenants).
- ▶ On larger sites, consideration given to designated areas on sites where scrap metal, plastics and excess wood can be deposited for periodic collection (subject to consultation and agreement by tenants).
- ▶ Investigation of key card entry systems to replace traditional keys and padlocks.
- ▶ New corporate notice boards.



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Application Number:	2017/0342/OUT
Site Address:	Jasmin Green, Jasmin Road Recreational Land, Jasmin Road
Target Date:	18th November 2017
Agent Name:	JH Walter LLP
Applicant Name:	Birchwood Area Community Land Trust
Proposal:	Erection of 62no. affordable dwellinghouses with vehicular access, hard and soft landscaping and installation of play equipment (Outline)

Background - Site Location and Description

The application is made in Outline form for the erection of 62 dwellings and installation of play equipment on part of land known as Jasmin Green. The land is currently owned by the City Council although agreement has been made through the City Council's Executive Committee on 17th July 2017 to transfer the land to the applicant, Birchwood Big Local, for development of the application site.

The application is made in Outline form with all matters reserved. The applicant has however, submitted an indicative site plan which shows access from Aldergrove Crescent and layout of 36 semi-detached and 2 detached single storey bungalows as well as a three storey building containing 24 apartments. Play equipment is proposed within two areas on land to the north of the proposed housing site.

The Birchwood Big Local Group, through its Community Land Trust has been allocated funding through the Big Local Programme to invest in local areas. Initial capital from Birchwood Big Local would fund the play areas which would then be maintained by them using revenue from ground rent from an affordable housing provider who will maintain and manage the housing. The terms of the transfer and on-going arrangements for the land and play equipment will be within clauses set out when the land is transferred from the City Council to Birchwood Big Local.

The development would provide affordable housing for the over 55s.

The area of land subject to this application is partly allocated as a housing site and partly as Important Open Space within the Central Lincolnshire Local Plan 2017.

The application has received a 340 signatory petition of objection, in excess of 40 objections and 2 representations in support of the proposals.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 9th October 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 LP9 Health and Wellbeing
- 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 LP23 Local Green Space and other Important Open Space
- Policy LP24 Creation of New Open Space, Sports and Recreation Facilities
- Policy LP26 Design and Amenity
- Policy LP36 Access and Movement within the Lincoln Area
- Policy LP56 Gypsy and Traveller Allocations
- National Planning Policy Framework

Issues

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

- The Principle of the Development;
- Visual Amenity
- Residential Amenity
- Trees and Ecology
- Access and Highways
- Flood Risk and drainage
- Other matters - Contaminated land, Air quality and sustainable transport, Education, Health, Archaeology, Crime

Consultations

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

Statutory Consultation Responses

Consultee	Comment
NHS Lincolnshire West Clinical Commissioning Group	No Response Received
National Grid	No Response Received
Highways & Planning	Comments Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received

Anglian Water	Comments Received
Environment Agency	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
The Bat Conservation Trust	Comments Received
Natural England	Comments Received
Lincolnshire Wildlife Trust	Comments Received

Public Consultation Responses

The application has attracted considerable representation amongst both local residents and residents from outside of the City boundary. The main concerns that have been raised include: loss of privacy, overlooking and overshadowing from the new dwellings, increased noise, increased traffic, loss of green space, increased pressure on local amenities and doctors' surgery, concerns regarding drainage, loss of link through the green space, increased crime and impact on bats/birds. This is not an exhaustive list but the main concerns raised, the full comments are attached to the end of this report.

Name	Address
G White	12 Lyneham Close Lincoln Lincolnshire LN6 0HT
Mrs Georgette Claxton	57 Aberporth Drive Lincoln Lincolnshire LN6 0YS
Miss Abi Lennard	5 Marham Close Lincoln Lincolnshire LN6 0HR
Mrs Brenda Collier	18 Snetterton Close Lincoln Lincolnshire LN6 0SN

Ms Gloria Adata	18 Mildenhall Drive Lincoln Lincolnshire LN6 0YT
Mrs Sharon Jones	1 Spirea Approach Lincoln Lincolnshire LN6 0PZ
Miss Sara Kennard	81 Lincoln LN6 0JA
Miss Jackie Elley	6 Marham Close Lincoln Lincolnshire LN6 0HR
Mr Marc Seviour	68 Nayland Drive Clacton on sea Co168TZ
Miss Samantha Wright	35 Alness Close Lincoln Lincolnshire LN6 0YX
Mrs Rachel Clark	2 Melrose Lane Lincoln Lincolnshire LN6 0BW
Miss Karen Thorius	31 Larchwood Crescent Lincoln Lincolnshire LN6 0NB
Mrs Michelle Taylor	68 Staverton Crescent Lincoln Lincolnshire LN6 0YW
Mr Stefan Grant	20 Lyneham Close Lincoln Lincolnshire LN6 0HT
Miss Isabella East	2 Brockenhurst Close Lincoln Lincolnshire LN6 0WB

Mrs Helen Shields	Cosford Close Lincoln LN6
Mr M Lynch	146 Birchwood Avenue Lincoln Lincolnshire LN6 0JD
Mr S Smalley	12 Lyneham Close Lincoln Lincolnshire LN6 0HT
Miss Louise Rowe	28 Staverton Crescent Lincoln Lincolnshire LN6 0YW
Miss Samantha Olivant	Spirea Approach Birchwood Lincoln LN6 0PZ
Miss Katherine Conroy	3 Whitethorn Grove Lincoln Lincolnshire LN6 0PF
Mr Paul Alexander	7 Horseshoe Terrace Wisbech PE13 1QA
Miss Kaylie Hammond	27 Staverton Crescent Lincoln Lincolnshire LN6 0YW
Mr John Mather	Lincolnshire Community Land Trust 15/23 Tentercroft Street Lincoln LN5 7DB
Ms Samantha Clark	42 Bittern Way Lincoln Lincolnshire LN6 0JG
Mrs Ashley Jackson	Hazelwood Avenue Lincoln LN6 0NW

Mr Thomas Green	53 Jarvis House Ashby Avenue Lincoln LN6 0EB
Miss Tracey Coyle	18 Lyneham Close Lincoln Lincolnshire LN6 0HT
Miss Ludmilla Taylor	2 Truro Drive Lincoln Lincolnshire LN6 0FN
Mrs Emma Holmes	96 Addison Drive Lincoln Lincolnshire LN2 4LY
Miss Louise Henderson	17 Syringa Green Lincoln Lincolnshire LN6 0QA
Mrs Peet	54 Aldergrove Crescent Lincoln Lincolnshire LN6 0SJ
Mrs Catherine Cowen	52 Aldergrove Crescent Lincoln Lincolnshire LN6 0SJ
Dorothy O'Neill	28 Lyneham Close Lincoln Lincolnshire LN6 0HT
Mr David Hopkins	41 Caistor Road Lincoln Lincolnshire LN6 3QA
Miss Stacey Barnett	Cosford Close Lincoln LN6 0EG
Mr Bryn Jones	16 Lincoln LN6 0NY

Mrs Stacey Quinn	240 Woodfield Avenue Lincoln LN6 0LT
Mr Sam Small	72 Jubilee Close Lincoln LN3 4LD
Miss Kirsty Nicholson	Syringa Green Lincoln LN6 0QA
Mr Ryan Hayward	11 Henlow Close Lincoln LN6 0YY
Mrs Lindsay Frankish	121 Birchwood Avenue Lincoln LN6 0JE
Mrs Katie Warriner	23 Andover Close Birchwood Lincoln LN6 0HP
Miss Samantha Olivant	222 Spirea Approach Birchwood Lincoln LN6 0PZ
Mrs Joanne Grant	20 Lyneham Close Birchwood Lincoln LN6 0HT
Mrs Deborah Crow	53 Aberporth Drive Lincoln Lincolnshire LN6 0YS
Miss Amilee Rowe	28 Staverton Crescent Lincolnshire LN6 0YW
Mrs Nicola Foxon	1 Jasmin Road Birchwood Lincoln LN6 0PY

Consideration

The Principle of the Development in Accordance with Policy

Paragraph 14 of the National Planning Policy Framework states that at the heart of the framework is a presumption in favour of sustainable development.

LP1 of the Central Lincolnshire Local Plan (CLLP) echoes the presumption in favour of sustainable development as stated in the NPPF whilst Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing.

Paragraph 47 of the NPPF further states that to boost significantly the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites. The Central Lincoln Five Year Land Supply Report sets out those sites allocated for housing in order to meet the housing supply. The majority of the land outlined for housing on the indicative layout is allocated as a housing site (site CL698) within the CLLP. The development of the site area CL698 therefore accords with Policy LP49 and is acceptable in principle. The proposed housing, however, encroaches slightly to the north and onto land allocated as Important Open Space. Policy LP23 safeguards these areas from development other than in very special circumstances. These circumstances include, where there would be replacement of open space elsewhere or enhancement of existing open space and where there is no significant detrimental impacts on the surrounding area such as ecology, heritage assets etc. Officers are satisfied that special circumstances are present in this case as Birchwood Big Local propose to enhance the existing area of open space with the addition of two areas of play equipment. The impacts on the surrounding area are discussed in more detail within the report although given there are no significant ecology issues nor will development of this land cause harm to any heritage assets, it is considered that the tests within Policy LP23 are met and development of this land is acceptable in principle.

Affordable Housing

The level of need for affordable housing is evidenced in the Strategic Housing Market Assessment. The findings suggest that across Central Lincolnshire, there is a need for 17,400 affordable homes between 2012-2036. To help meet this need it is therefore important that a reasonable, but viable, proportion of all new housing developments are affordable. At this stage, it is intended that all of the homes proposed on this site are affordable as defined with the NPPF. The local requirement as set out in Policy LP11 is that 20% of dwellings on sites of developments of 11 dwellings or more are affordable. The application would therefore exceed the requirement within Policy LP11 of the CLLP. The details and delivery of the affordable housing on the site can be secured by way of a condition.

Visual Amenity

The application is submitted in outline form therefore detailed designs would need to be submitted through a subsequent reserved matters application, should consent be granted. The site is bordered by housing on the south and west boundaries with the rear of the Birchwood Shopping Centre to the east and open space to the north. It is considered that this site could be developed without having a detrimental impact on the wider area in terms of visual amenity. The initial layout indicates the new dwellings would be a mixture of

bungalows with a three storey building accommodating apartments. This appears appropriate as the character of the area is varied- including bungalows, two storey properties and three storey flats located at the end of Lyneham Close.

Whilst there are limited details at this stage, it is considered that the principle of the development of the site is appropriate and would not cause harm to visual amenity. The proposal would therefore be in accordance with Policy LP26 and also paragraph 131 of the NPPF, which requires that developments should make a positive contribution to local character and distinctiveness.

Residential Amenity

The impact on residential amenity will be fully assessed during subsequent reserved matters applications, however, the indicative layout suggests that housing on this site can be accommodated without having a detrimental impact on surrounding properties. There is a buffer of trees within the site at the rear of the properties of Snetterton Close, some of which would be retained which would limit the impact on these properties. Moreover, the application suggests that bungalows would be proposed north of the buffer which would further limit the impact on surrounding properties whilst the three storey apartment building would be located to the north east of the application site, adjacent to the Birchwood Centre.

Further details would be forthcoming should the application be granted although it is considered that 62 dwellings in the form of bungalows and apartments could be accommodated on the site without causing harm to residential amenity. The proposal would therefore be in accordance with the requirements of Policy LP26.

Trees and Ecology

An ecology report has been submitted with the application assessing the impact on possible habitats on the land from the proposed development. Whilst the majority of the site is grassland, there are groups of trees within the site which have potential to house bats and birds. The Lincolnshire Wildlife Trust have commented on the application and agreed with the Ecology Report, that the development represents a low risk to wildlife. The report recommends that in accordance with paragraph 109 of the NPPF, new trees within the site should be of native plant species and bird and bat boxes should be installed on trees on the site. The Lincolnshire Wildlife Trust have agreed with the recommendations of the report but encouraged the use of a 'Wildflower Meadow' rather than raised bed areas as indicated on the application. Their comments have been sent to the applicant who has suggested that this could be incorporated as part of a reserved matters scheme. A condition will require further details to be submitted of the bird/bat boxes, as recommended by the report, to be submitted and approved then installed on site to ensure the conservation and enhancement of biodiversity in accordance with paragraph 118 of the NPPF.

A tree survey has been submitted with the application which identifies and defines the age and condition of the trees within the site. The report classifies the trees ranging from moderate to low amenity value, none of the trees on site are considered of high amenity value. Due to the outline form of the application and the details of the layout not being considered at this stage, it is unclear how many trees would need to be removed to accommodate the proposal. On assessment against the indicative layout it is apparent that an Ash and a London Plane would need to be removed to accommodate the access road

and more groups of trees within the site as well as some within the buffer to the rear of Snetterton Close. The indicative layout does, however, suggest that there is potential for significant tree planting within the site as part of the development and the open space to the north would retain its various areas of woodland. The City Council's Arboricultural Officer has assessed the application and raised no objections to the proposal given that the loss of trees could be offset by the retention of some and the potential for replanting within the site. The scheme would therefore accord with Policy LP 17 of the CLLP which seeks to enhance landscapes and protect them from significant harm from development.

Access and Highways

The site has good access to local facilities and public transport. It is therefore in a location where travel can be minimised and the use of sustainable transport modes maximised, in accordance with CLLP Policy LP13.

The vehicular access for the development will be from Aldergrove Crescent with a pedestrian link to the Birchwood Shopping Centre retained.

The Lincolnshire County Council as Local Highway Authority has stated that that layout and access have not been considered at this stage as the application is in outline form. They have however stated that the access road will need to be to an adoptable standard in order to be adopted by the Highway Authority.

Flood Risk and Drainage

The site is within Flood Zone 1 and therefore is at low risk of flooding. The Lincolnshire County Council in their capacity as Lead Local Flood Authority has considered the application with regard to drainage and have proposed a condition which requires further details to be submitted regarding surface water drainage based on sustainable urban design principles. The condition will ensure that the proposal meets the requirements of the NPPF and CLLP Policy LP14, which gives priority to sustainable drainage systems unless it is proven impracticable to do so.

Other Matters

Contaminated Land

Policy LP16 advises that development proposals must take into account the potential environmental impacts from any former use of the site. A Geo-Environmental report has been submitted with the application and the City Council's Scientific Officer has raised some queries with regard to parts of the submitted report. The Officer has advised, however, that while this matter is ongoing it can be appropriately dealt with by conditions as necessary.

Air Quality and Sustainable Transport

The City Council's Pollution Control Officer has advised that, whilst it is acknowledged that the proposed development, when considered in isolation, may not have a significant impact on air quality, the numerous minor and medium scale developments within the city will have a significant cumulative impact if reasonable mitigation measures are not adopted.

The proposed development will likely include off street parking and it is therefore recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development in line with the recommendations of paragraph 35 of the NPPF and CLLP Policy LP13. These details can be required as part of a condition.

Education

Lincolnshire County Council's Strategic Development Officer has confirmed that no contribution is required towards education in the local area as the dwellings are for the occupation for people over the age of 55. The Officer has requested that the application is conditioned to ensure that the properties remain for occupants over the age of 55. Such a restriction would normally be agreed through a section 106 agreement, however, as the owner of the land is the City Council, it would not be enforceable to enter into a S106 to secure this restriction. However, the City Council, as land owner will ensure that there is a clause in the transfer of the land to ensure the age restriction is retained.

Health

The applicant has submitted a Health Impact Assessment (HIA) as required by Policy LP9 of the CLLP. The HIA highlights that any potential negative health impacts of construction can be mitigated through measures such as controlled hours of work and tree planting. Furthermore, the report highlights that the site is within close proximity to medical practices, a parade of shops, neighbourhood police office and bus stops served by services regularly connecting to the city centre. Consultation has been undertaken with the Health Care Commissioner as part of the planning process although no response has been received. A request for contribution to improved health care for provision for this site has therefore not been deemed necessary in this case in accordance with Policy LP9 of the CLLP.

Archaeology

Due to the location of the site the City Council's Archaeologist has confirmed that a desk based assessment is not required in this case.

Design and Crime

Lincolnshire Police have raised no objection to the development but have suggested measures for reducing crime to be incorporated during the design stage. This correspondence will be forwarded to the agent for their information.

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

Yes, initial meeting with officer's at pre-application.

Financial Implications

None.

Legal Implications

Transfer of the land will require clauses with regard to the housing being for over 55s and will ensure the delivery of and the continued maintenance of the play equipment.

Equality Implications

None.

Conclusion

The principle of the use of the site for residential purposes is considered to be acceptable and the development. Highways, drainage and matters relating to contamination can be dealt with appropriately by condition along with the reserved matters. The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP3, LP9, LP12, LP13, LP14, LP16, LP23, LP24, LP26, LP36 and LP49, as well as guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

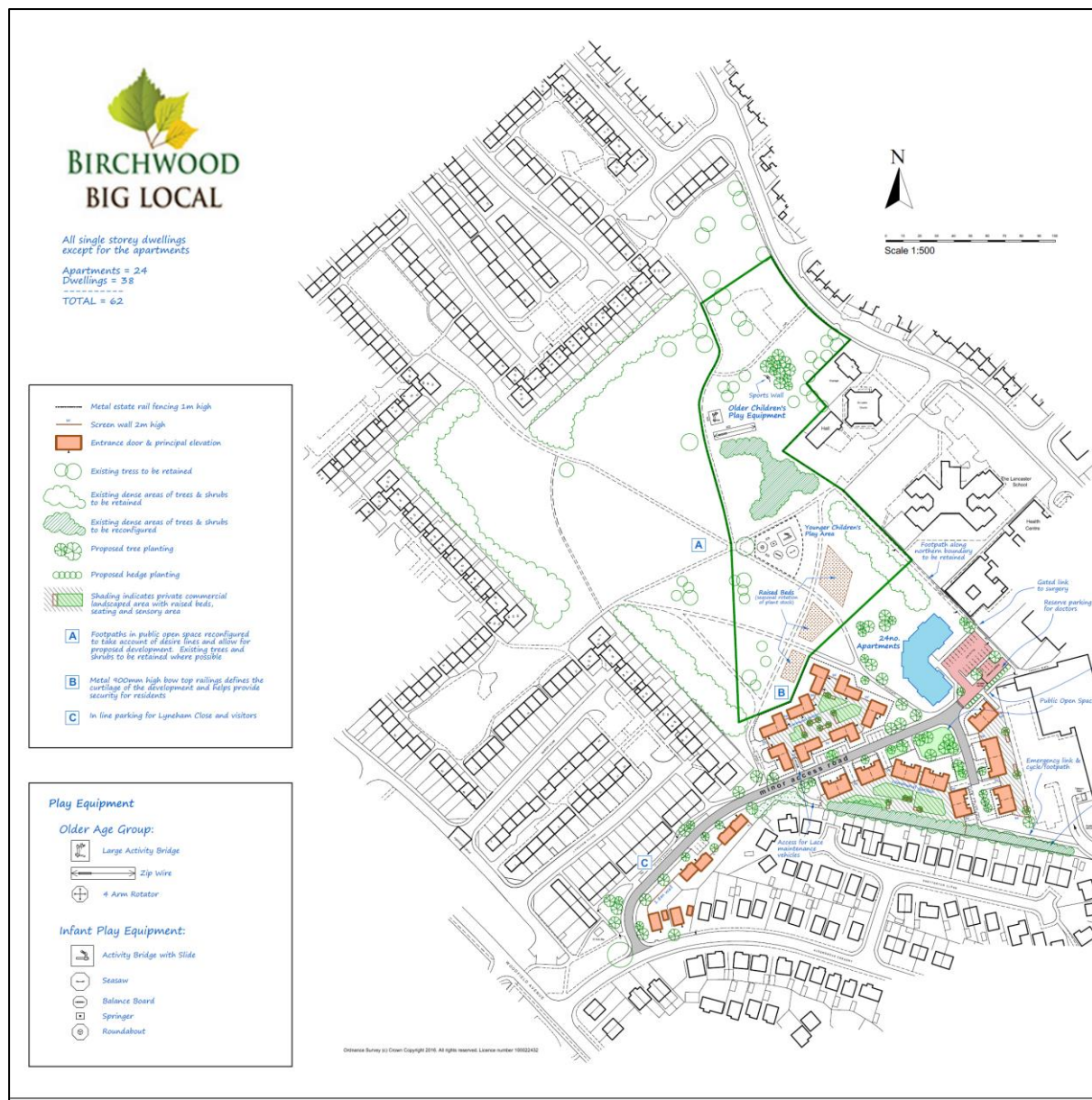
1. That the petition submitted by members of the public be received by members.
2. That outline consent be granted subject to planning conditions covering the matters listed below:-
 - Timeframe of the application (for outline permission);
 - Requirements of Reserved Matters;
 - Details of Affordable housing;
 - Hours of work restricted
 - Lighting scheme to be submitted
 - Surface water drainage scheme to be submitted
 - Contaminated Land information to be submitted
 - Electric Vehicle Recharging points to be submitted
 - Bat and bird box details to be submitted

Report by Planning Manager

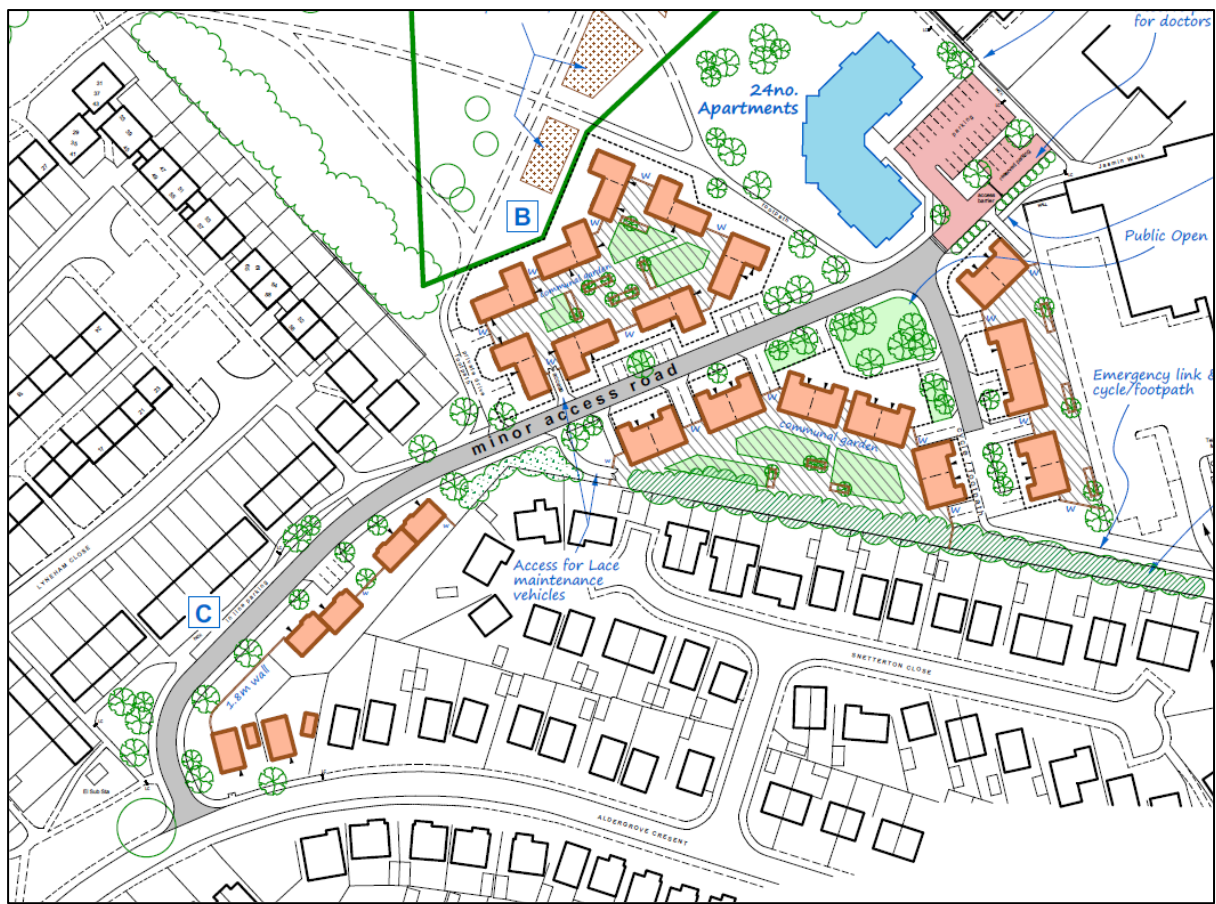
Jasmin Green – 2017/0342/OUT – Attachments

Drawings

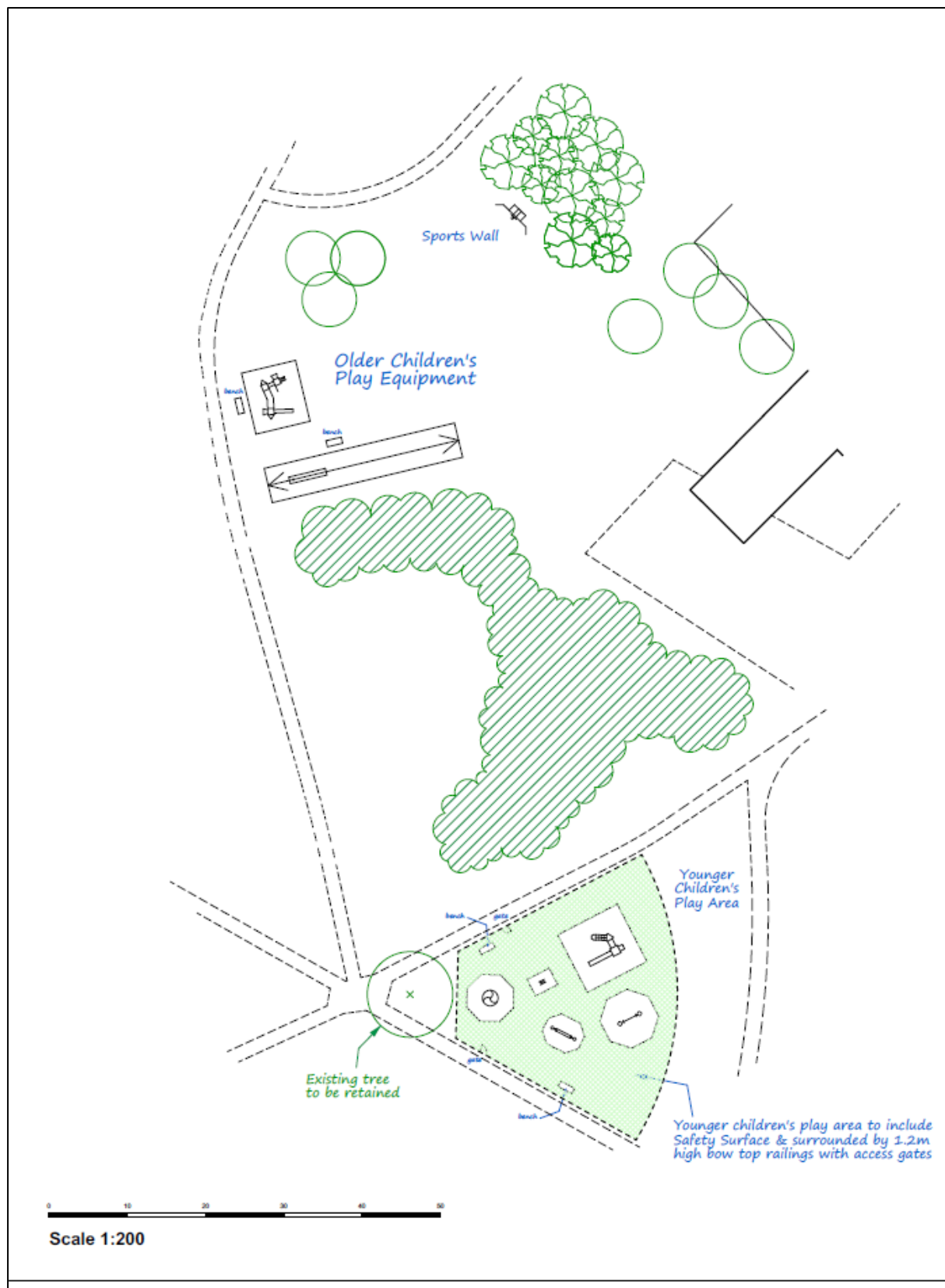




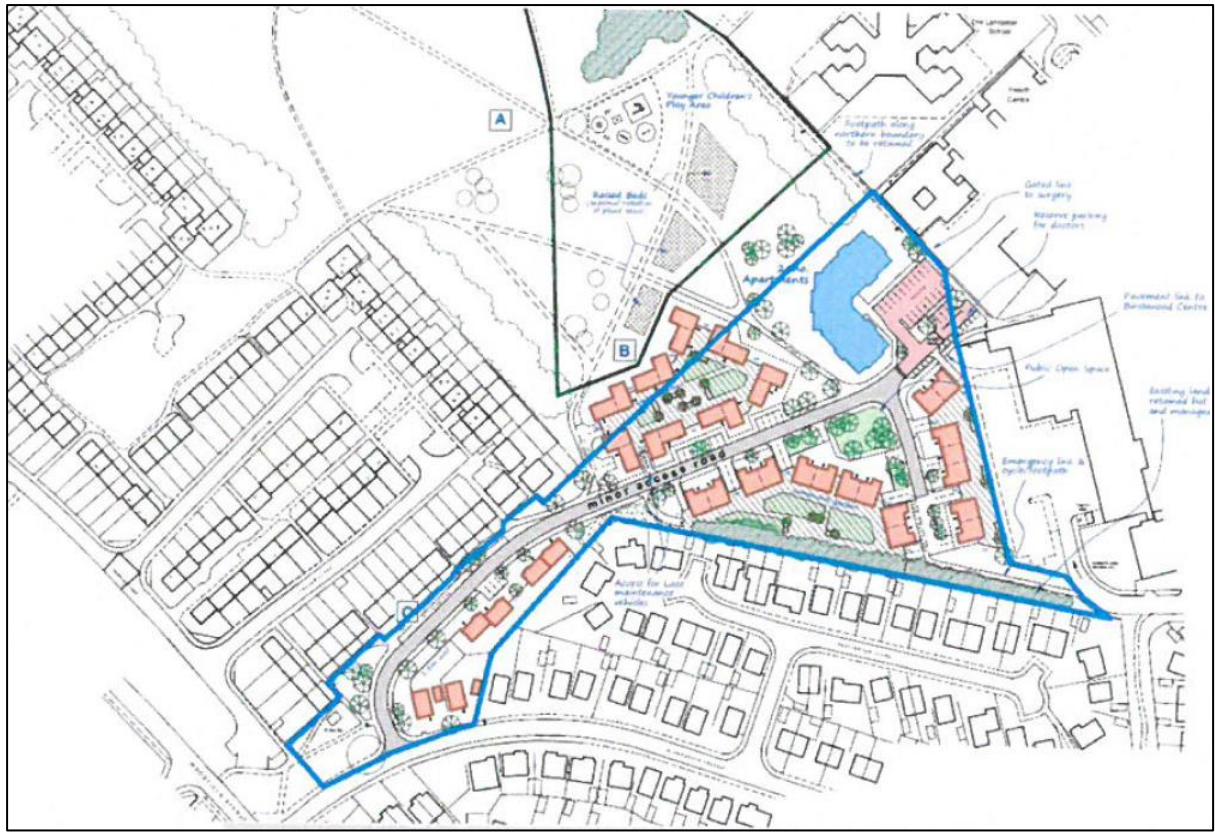
Site Location Plan



Indicative Layout



Play Equipment



Extent of Area Allocated in the Local Plan for Housing

Photographs



The entrance to the application site, view from Aldergrove Crescent to the properties on Lyneham Close



The entrance to the application site, view from Aldergrove Crescent to the properties on Lyneham Close



View towards properties on Lyneham Close



View towards the side of No. 60 Aldergrove Crescent



Three storey building at the end of Lyneham Close



View into the site looking from west to east



The site showing the rear of the Birchwood Centre



The site and the service yard of the Birchwood Centre



North of the application site



North of the application site



Part of the application site, taken from the open space to the north

Consultee Comments

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: 2017/0342/OUT

With reference to this application dated 18 August 2017, relating to the following proposed development:

Address or location

Jasmin Green Residential Development, Birchwood, Lincoln

Date application referred by the LPA
24 August 2017

Type of application: Outline/Full/RM/
Outline Planning Application

Description of development

Erection of 62no. affordable dwellinghouses with vehicular access, hard and soft landscaping and installation of play equipment (Outline)

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) /REASONS FOR REFUSAL/ADDITIONAL INFORMATION REQUIRED

HP33 - 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 7.3 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:

Access and layout have not been considered at this stage as they are reserved matters, however the access road serving the development will require building to an adoptable standard (geometry, construction specification etc.) in order that it may be adopted by the Highway Authority.

Case Officer: *John Clifton*

Date: 23/10/17

for Warren Peppard
County Manager for Development



LINCOLNSHIRE POLICE

Police Headquarters

PO Box 999

Lincoln,

LN5 7PH

Tel: 01522 558292

email

john.manuel@lincs.pnn.police.uk

Your Ref: 2017/0342/OUT

29th August 2017

North Kesteven District Council

Kesteven Street

Sleaford

NG34 7EF

planning@n-kesteven.co.uk

Outline: Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln, Lincolnshire (62 Units)

Thank you for your correspondence and the opportunity to comment on the proposed scheme.

Lincolnshire Police have no objections to this outline application.

It is fully appreciated that this outline application is only seeking to establish the principle of development and that the finer detail of design will be submitted at a later date.

However, the applicant needs to consider the following advice when drawing up a more detailed proposal:

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.

I have studied the online plans (Design and Access Statement) 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 development.

- 1) Properties should be orientated to face streets and public areas. Windows of routinely occupied rooms (e.g. lounge/living room/kitchen) should be positioned to provide effective overlooking of the frontage and contribute to natural surveillance.
- 2) To encourage greater use and reduce the fear of crime, all footpath networks should be directly overlooked by housing.

Routes for pedestrians and cyclists should be integrated to provide a network of **supervised** areas that reduce crime and disorder. They should not run or provide unseen access to the rear of properties, all footpaths should be at least 3m wide, well lit, devoid of potential hiding places and overlooked by surrounding buildings and activities. It is important that all pathways are maintained so as to ensure that natural surveillance is maintained.

- 3) It is important that space is clearly defined to delineate public, semi-private or private space. Avoid space which is unassigned. All space should become the clear responsibility of someone.

When it is unclear whether space is public or private it is difficult to determine what is acceptable behaviour. Uncertainty of ownership can reduce responsibility and increase the likelihood of crime and anti-social behaviour going unchallenged.

- 4) Front gardens on all through roads should effectively be defined using low walls, railings or planting in order to effectively create defensible space to the housing. Boundaries between each property should be clearly defined.
- 5) Gable ends of properties should not directly adjoin public areas, as this often leads to nuisance for the residents. The provision of good gable end surveillance by way of windows can mitigate against this risk.
- 6) The profile of the entrance into the site (entrance gate and raised carriageway crossing) displays a presence which will give the impression that the facility and its grounds are 'private'.
- 7) Front doors should be located where they can be seen from the street and neighbouring houses. They must not be located in deep recesses or behind other obstacles that would provide cover for criminal activity.
- 8) The rear gardens of properties, where possible, should lock into each other, reducing the potential for an offender to gain access to the back of properties without being witnessed.

- 9) Effective division between front and rear gardens needs to be provided e.g., 1.8m high fencing and lockable gates.
- 10) It is strongly advised that if there are any rear access (service) alleyways incorporated, they must be gated at their entrances. The gates must not be easy to climb over or easily removed from their hinges and they must have a key operated lock. Alleyways giving access to rear gardens are frequently exploited by burglars and can become a focus for anti-social behaviour.
- 11) If properties have driveways to the side of the dwellings themselves, windows should be incorporated in the side elevation at landing or first floor level to allow residents to overlook their vehicles.
- 12) Appropriate street lighting should be provided around the site. Good lighting will deter intruders and reduce the fear of crime. Lighting should comply with British Standard 5489 -2013.
- 13) The proposed tree planting should be developed in tandem with any street lighting in order to avoid the scenario of tree canopies obscuring lighting. Street lighting should be provided which complies with British Standard 5489– 2013.
- 14) One of the most effective ways to prevent property crime is to make the property itself as secure as possible. With this in mind, it is highly recommended that all vulnerable ground floor windows and doors be security- tested to comply with British Standard PAS.24:2012 (Secured by Design Standards). *See note above.*
- 15) I would recommend that each dwelling be provided with lighting to illuminate all external doors, car parking and garage areas. Ideally lighting should be switched using a photo electric cell (dusk to dawn) with a manual override.
- 16) In respect of landscaping, it is important that in vulnerable locations, such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should not fall lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places.

Car Parking Provision – use of Parking Courtyards

- 17) Car parking should ideally be located within curtilage of the property at the front. If properties have driveways to the side of the dwellings themselves, windows should be incorporated in the side elevation at landing or first floor level to allow residents to

overlook their own vehicles. Consideration towards provision of suitable parking for visitors should be an element of this proposal as a failure to consider such a facility may lead to inconsiderate and inappropriate parking within the development.

Recent research conducted by Professor Rachael Armitage (Huddersfield University) on behalf of the Design Council/CABE, Home Office and Secured by Design, has clearly shown that rear parking courts are vulnerable to crime. They have higher levels of vehicle crime and criminal damage than other types of parking, and also facilitate offender access to the rear of properties. Residents do not tend to use their allocated spaces within these courts, preferring to park on street, regardless of whether the street was designed for on street parking.

Other research states: "The recent fashion for placing parking spaces behind buildings has led to many schemes around the country being blighted by cars parked to the front of the house where there is no space designed to accommodate them. It is an inefficient use of land, as a large proportion is used for roads and parking areas; the internal routes result in reduced garden sizes; there is loss of security and privacy to the rear of the home; and, with parking to the rear of the house, residents may be less likely to use their front doors with a consequent loss of activity in the street.

Should outline planning consent be granted, I would ask that consideration be given by the Authority to require full details of what crime prevention measures are to be incorporated into this development. These should be required as part of Reserved Matters. These measures should ideally take into account the contents of this report.

I would direct and recommend that the current *Police CPI New Homes 2016* is referred to as a source document in the planning and design process.

Further guides are available on www.securedbydesign.com that include SBD Commercial 2015 V2, SBD New Schools 2014 & Sheltered Accommodation. I would ask that you direct architects and developers to these documents and ensure their reference in the various Design & Access statements. Equally please do not hesitate involving this office in and on any further consultations.

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

Mr John Manuel MA BA(Hons) PGCE Dip Bus.

Crime Prevention Design Advisor

City of Lincoln Council
Development Control
Planning Department

My Ref: S106/L/0342/17
06 October 2017

Dear Ms Mason

**Development – Jasmin Green, Jasmin Road Recreational Land, Jasmin Road,
Lincoln
Application Number – 2017/0342/OUT**

Thank you for your notification of 24 August 2017, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

As the additional dwellings in this instance are for over-55s, there is no education contribution request. It is requested that occupancy of dwellings is conditioned to be over-55s to ensure that there is no impact upon the surrounding schools, some of which are at or approaching capacity.

I look forward to hearing from you, thank you for your notification of the application and thank City of Lincoln Council for your continued cooperation and support.

Yours sincerely

**Simon Challis
Strategic Development Officer
Corporate Property Service**

(By e-mail)

Lincoln Civic Trust - NO OBJECTION - COMMENT - 1. Consideration should be given to the access to the site. We felt that creating a new road from the junction of Aldergrove Crescent and Woodfield Avenue was unnecessary as the access to the development could be gained from the service road already in place off Birchwood Avenue. This would not put pressure on an existing residential estate. 2. this application should NOT be allowed to create a precedent for the rest of the area which must remain designated as 'Open Space'



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00023540
Local Planning Authority:	Lincoln City Council
Site:	Off Aldergrove Crescent and Jasmin Walk and to rear of Snetterton Close and Birchwood Centre, LINCOLN - Birchwood
Proposal:	Erection of 62no. affordable dwellinghouses with vehicular access, hard and soft landscaping and installation of play equipment
Planning Application:	2017/0342/OUT

Prepared by: Pre-Development Team

Date: 25 September 2017

If you would like to discuss any of the points in this document please
contact me on 0345 0265 458 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

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 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

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. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

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

Section 5 – Trade Effluent

5.1 Not applicable

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.

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.



Lincoln City Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2017/126156/01-L01
Your ref: 2017/0342/OUT
Date: 12 September 2017

Dear Sir/Madam

**Erection of 62no. affordable dwellinghouses with vehicular access, hard and soft landscaping and installation of play equipment (Outline)
Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln**

Thank you for referring the above application, which was received on 24 August 2017.

We have no objection to the proposed development, as submitted.

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

Yours faithfully

Keri Monger
Sustainable Places - Planning Adviser

Direct dial 020 847 48545

Direct e-mail keri.monger@environment-agency.gov.uk

Awarded to Lincolnshire & Northamptonshire Area



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Attachment Tools

FW: Consultation on Planning Application 2017/

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Guy Hird <Guy.Hird@witham3idb.gov.uk>

☐ Technical Team (City of Lincoln Council)

FW: Consultation on Planning Application 2017/0342

ufm498.pdf

121 KB

The Board has no comments on this application, the development does not affect the interests of the Board.

Upper Witham Internal Drainage Board

-----Original Message-----

From: developmentteam@lincoln.gov.uk [<mailto:developmentteam@lincoln.gov.uk>]

Sent: 24 August 2017 2:53 PM

To: Planning and Consents <planning@witham3idb.gov.uk>

Subject: Consultation on Planning Application

Dear Guy Hird

Please find attached consultation for Planning application reference 2017/0342/OUT

Regards

Development Team
City of Lincoln Council

City of Lincoln Council is a Living Wage employer. If you would like to know more about the Living Wage, or sign up to the Making Lincoln Living Wage campaign, please

This transmission is intended for the named addressee(s) only and may contain sensitive or classified material up to OFFICIAL and should be handled accordingly. Unless also notify the sender immediately Under the Data Protection Act 1998 and the Freedom of Information Act 2000 the contents of this email may be disclosed. The City of Lincoln Council reserves the right to monitor both sent and received emails.

Dear Mr Manning,

Thank you for your letter dated 24 August 2017, which we have received today*, regarding the following planning application:

Jasmine Green, Jasmin Road Recreational Land, Jasmine Road, Lincoln, Lincs

As a small charity, we are unable to comment on how particular schemes may affect the local bat population or on individual ecological survey reports but we can offer some general advice on the planning process and how development may affect bats.

Due to declining populations, bats and their roosts are protected by law throughout the UK, whether occupied or not. It is illegal to damage, destroy or disturb any bats or roosts without having taken the necessary precautions. A roost is defined as any place that a wild bat uses for shelter or protection, and the roost is protected whether bats are present in it or not.

There is also government planning policy and guidance for protected species, which stipulates that the presence of bats be considered as a material consideration when a planning application is submitted.

If bats are discovered after planning permission is granted, the planning permission is considered sterile and the developer must apply for a licence before undertaking any work which may disturb the bats. If bats are present on a site, it is the developer's duty to ascertain the impacts of the proposal on protected species and to ensure that bats are not affected by the development.

A useful guide on the decision making process for determining planning permission can be found at: http://www.biodiversityplanningtoolkit.com/bats/bio_bats.html. Also available is a trigger document that contains a list of the suggested criteria and thresholds used to assess whether a protected species survey and report is necessary for an application – I have attached a copy.

Specific factors which can have a significant impact on bats to consider as part of a development include: lighting, the removal of surrounding vegetation, noise, and the changing of internal temperature. Information on all of these can be found on the BCT website (www.bats.org.uk) and can be discussed with either a qualified consultant or representative from your Statutory Nature Conservation Organisation.

I hope this response provides sufficient information for your query. If you would like any further clarification please call the Bat Conservation Trust on 0345 1300 228.

*Your letter was addressed to 16 Cloisters Walk, SW8 4BG; please update your records to: Bat Conservation Trust, Quadrant House, 250 Kennington Lane, London SE11 5RD

Kind regards,

Caroline Coyle

Seasonal Helpline Officer

National Bat Helpline

From: Consultations (NE)
Sent: 30 Aug 2017 10:44:32 +0000
To: Technical Team (City of Lincoln Council)
Subject: application 2017/0342/OUT consultation response
Attachments: NE Feedback Form.pdf
Application ref: 2017/0342/OUT
Our ref: 224600
Natural England has no comments to make on this application.

Comments for Planning Application 2017/0342/OUT

Application Summary

Application Number: 2017/0342/OUT

Address: Jasmin Green Jasmin Road Recreational Land Jasmin Road Lincoln Lincolnshire

Proposal: Erection of 62no. affordable dwellinghouses with vehicular access, hard and soft landscaping and installation of play equipment (Outline)

Case Officer: null

Customer Details

Name: Mr Mark Schofield

Address: Lincolnshire Wildlife Trust, Banovallum House, Manor House Street,, Horncastle LN9 5HF

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Dear Sirs,

This comment is made on behalf of the Lincolnshire Wildlife Trust. This outline planning application (2017/0342/OUT) was brought to our attention via the weekly list of planning applications.

We appreciate that this is an outline application and that further details will be forthcoming. Lincolnshire Wildlife Trust has no objections to this outline application but wishes to add recommendations to those made in the Extended Phase 1 Habitat Survey report produced by Delta-Simons (issued January 2017).

Firstly, we concur with the following findings and recommendations in the Delta-Simons report:

- There is a lack of connectivity to the nearest sites designated for biodiversity (statutory and non-statutory designations) and as such we agree that the proposed development constitutes no more than a low risk to wildlife at these sites.
- Based on the results of the field survey, we also recognise a low potential on site for the occurrence of protected and/or notable species.
- We would strongly support the recommendation that as a result of the development there should be no reduction in bird nesting potential. This would apply especially to the proposed new tree and shrub planting and the existing dense stand of trees and scrub which the application proposes to 'reconfigure.'
- Woodland and woodland edge features should be retained as foraging and commuting habitat for bats and all reasonable effort should ensure that there no increase in light spill into the green

space retained on site.

- We strongly support that tree works should not be conducted between early March and late August in order to avoid the disturbance of breeding birds. If this is unavoidable, then tree works should only be undertaken following checks and guidance concerning bird activity by an experienced ecologist.
- In accordance with the NPPF Section 11, paragraph 109, we would also strongly advocate the use of native species of shrubs and trees sourced as locally as possible. These will be best able to provide food for invertebrates and birds listed in the report as having been recorded in the immediate locality. We would add pedunculate oak, dog rose, field rose, ivy and wild clematis to the recommended tree and shrub species list.

Secondly, we believe that an opportunity has so far been missed to highlight a significant opportunity to enhance the remaining green space which is currently amenity grassland. Survey results currently indicate a low biodiversity for the grassland area which constitutes the majority of the site. We note that three large areas are proposed for raised beds with a seasonal rotation of plant stock.

- We would recommend that the applicant be encouraged to create extensive areas of wildflower meadow within the amenity grassland and instead of raised beds. This would require less maintenance effort and cost than raised beds and less frequent mowing with a lower carbon footprint than short amenity turf. Cuttings would need collection but disposal could be onsite beneath dense trees. Path edges and play/picnic areas could be maintained as short mown turf but large areas of grassland could provide a source of pollen and nectar for invertebrates and seed for birds thereby supporting other wildlife. Furthermore, we believe that this would significantly enhance the appearance and enjoyment of the area by local people. If this option were pursued, it should be ensured that meadow seed of local provenance were used in its creation. The Lincolnshire Wildlife Trust would welcome the opportunity to offer advice with regard to wildflower meadow creation and management.
- We would also advocate the planting of a community orchard in the central green space which would be a source of food for local residents and winter birds.

Lowland calcareous (limestone and chalk) grassland, lowland mixed deciduous woodland and traditional orchards are all listed as Habitats of Principal Importance under section 41 of the NERC Act 2006. The 3rd Edition of the Lincolnshire Biodiversity Action Plan (2011-2020) includes targets for the creation and restoration of these same habitats. In addition, Lincolnshire BAP objectives concerning public parks and open spaces call for the enhancement of the current quality and extent of wildlife habitat in public parks and open spaces and aim to raise awareness of how open space management can be improved to enhance access to nature for urban communities.

Lincolnshire Wildlife Trust would be happy to discuss any aspect of these recommendations in further detail.

Yours faithfully,

Mark Schofield
Conservation Officer
Lincolnshire Wildlife Trust

Representations

Petition

12 Lyneham Close

Birchwood

Lincoln

LN6 0HT

14th September 2017

Dear Mr K Manning,

Please accept the enclosed petition of 340 signatures from the residents of Birchwood objecting to the planning application 2017/0342/OUT Jasmin Green.

It is strongly felt, by the residents from all over Birchwood affected by this application, that there will be significant loss of privacy, and increase of noise as well as significant disturbance if the housing was built and a road was laid from Aldergrove Crescent through the field. This will be considerably greater for the residents living on Lyneham Close who are extremely concerned about the road and in-line parking.

There will be substantial increase of visitors and traffic gaining access to 62 dwellings. It will have an adverse effect on the open aspect of the neighbourhood.

The green is a focal point, enjoyed by all and used for recreational purposes. It will affect the character of the neighbourhood; there is no other green space to *play* and enjoy. The Nature Park does not have space for football and frisbee or kite flying. The field near the leisure centre is too far for children to go without an adult and across a busy road. People value the field (Jasmin Green), it is part of our community.

Yours Sincerely,

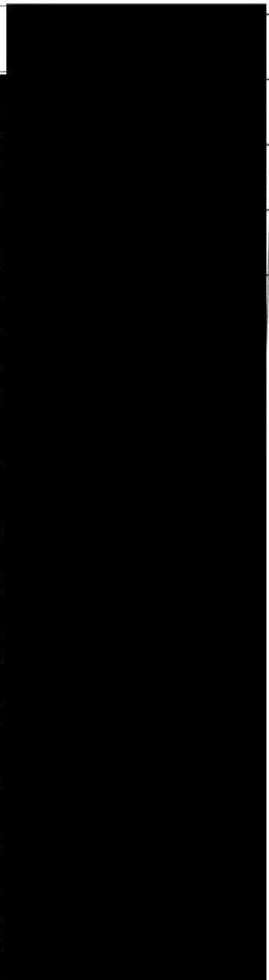


G White

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NAME	ADDRESS	SIGNATURE
Gemma White	12 Lynham Close LNB OHT	
Sarah Hancock	18 WESTERN CRESCENT, LNB TTD	
Jean Jamieson	132 Birchwood Ave LNB OSD	
Wendy Nicholson	9 Syringa Green LNB SOQA	
Theresa McQuishan	19 Dellfield Close - LNB OEQ	
Trudy Bushin	23 Melbourne Road LNB 3EE	
Emma Nicholson	17 Stenigot Close LNB 3PB	
Jonathan White	12 Lynham close	
Andrew Nisbet	14 Lynham close	
Daniel Nisbet	14 Lynham close	
S. TURNER	2. LYNEHAM CLOSE	
J M Delf	4 Lynham close	
M A. Mizon	32 LYNEHAM CLOSE	
Kelly crow	34 LYNEHAM close	
Denise White	28 HAZELWOOD AVE	

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NAME	ADDRESS	SIGNATURE
JOHN BRAY	47 MEADOWLAKE CRESENT	
JANE ASTBURY	BLACK SWAN	
G. ASTBURY	'' ''	
T. COYLE	18, LYNEHAM CLOSE.	
M. SROGA	58a woodfield Ave	
J. COYLE	Here There everywhere	
A. FEAST	7 Larchwood Ave.	
	7 SINELL CLOSE.	
P. SCOTT	100 LARCHWOOD CRG	
C. DEER	N/F/O	
A. MOUNEN	45 Ridgewell Close	
	18 LYNEHAM CLOSE.	
PAUL DEACTAY	17 Sycomore	
DL Collins	17 Sycomore	
L. SCHOFIELD	44 RIDGEWELL CLOSE	
M. JOHNSON	1 BOSCOMBE CLOSE	


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R. HUGHES 23, WHITE THORN
CRUSE

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NAME	ADDRESS	SIGNATURE
Zoe Edey	8 Fairfax St	
PHILIP Noble	46 LYNCHM close	
	19 SPILSBY close	
	23 WOODDALE AVE	
122 Eastwood	11 11	
	51 Wooddale Close	
D. Walker	13 Abernethy Drive	
Toni Thomson	20 marham close	
K. Curbitt,	280 JONATHAN RD.	
K. GREENWOOD	41, BUCKNALL AVE	
T. GREENWOOD	41, BUCKNALL AVE	
M. BURRITT	35 WILKINSON RD	
S Priestley	haddon	
Sam Faraday	haddon	
S Leake	haddon	

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47

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NAME	ADDRESS	SIGNATURE
Vicky Jensen	Birchwood	
TREV BROMHAM	39 WALTHAM RD	
Susan Morkham	7 CASSIA GREEN	
Anita Bogg	100 Larchwood.	
	3 willowtrees	
M. DAWD	9, GLENHOCKWAY	
Blue cage.	18 Lynenham close.	
P. OXBY	26 Lynenham-close.	
N. RICHARDS	11 OLD POND CLOSE	
A CAIDWELL	11 STENIGOT CLOSE	
M. WEETMAN	23 STATION ROAD	
	NORTH HYKEHAM	
C COATSWEORTH	16 Glen Close	
N. NOL	Birchwood	
Emma Eley	Elvington close	

62

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NAME	ADDRESS	SIGNATURE
S Brewer	14 Pembroke Close	
A. Marshall	16. Cydonia	
C CASEMENT	Birchwood	
K. Gauden	Hartsholme	
R. WOOD	Doddington	
B FREEMAN	Doddington	
R. Hill	Andover Close	
B. W. W.	Pembroke Close	
A. W. W.	Birchwood	
C. WASHINGTON	Birchwood	
C. JENNETT	Birchwood	
	Birchwood	
	Birchwood	
	Birchwood	
	Birchwood	

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NAME	ADDRESS	SIGNATURE
Mr J Gladding	124 Nightingale Crescent	
P. Howson	11 Hurn Close	
D Brooks	22 Aes close	
D. Sargent	11 Kestrel close	
	2. Chiffchaff Rd	
K. S. Smith	22 Snowberry gas	
	1 Chedburgh Chase	
L McAleer	286 Woodfield Avenue Lincoln LN6 6LT	
A. Rao	Kingfisher Chase, Lincoln	
M. Byers	46 meadowdale crest	
E. Knepp	43 hemsweil Ave	
R. Hosses	19 Noringdon Ave	
K. Wells	2 Hurn Close	
K. Cranther	17 Goodwood Way	
M. Lanton	11 Lynecom Close	

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NAME	ADDRESS	SIGNATURE
John Grou	3 PRINCE AVENUE LANE	
GARY STEPHENS	22 ANDOVER CLOSE	
Dave Seaford	Cherry Wilkington	
Teresa Stephens	Andover Close	
NEIL NEWBROOK	SARACEN RD.	
G. Baker	Carnegie Dr.	
Taylor C	Lynneham Close	
micah L	Lynneham Close	
Jamie S	20 Hazelwood Avenue	
Sue Potter	15 Jasmin Road	
Heannie Cwan	11 Methamingham Close	
F. Walters	10 A JEXHAM RD.	
S. Firth	28 MADGWICK DRIVE	
S. BAINBRIDGE	1 SILVERSTONE RD	
R BURR	5 TORN BURY CL	

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NAME	ADDRESS	SIGNATURE
New Barr	5 NEWBURY CL	
Chloe Everingham	3 Safford	
ROS STRACHAN	Lincoln	
MERUZZE	LINCOLN	
R. E.P.O.	21 GORHAM CL	
R Shenton	30 RISSBY GRD	
Helen Bow	78 HOLLTON CLOSE	
J CRAVOZ	2 Rotherwood Close	
	5, COURT AVE LNB	
B.M. Sennarath	5, ELSHAM CRESCENT	
Emma Bond	3 Clendons App	
CAIE LEIGH	1 SWATHING GOLF	
J. SPURR	7, MAIN ST, THURSDAY	
V Grantham	39 EPSOM RD	
K Grew	EPSOM CLOSE	

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NAME	ADDRESS	SIGNATURE
Mel & GRAY	LUTON CLOSE	
Nat fryer	Melbourne road	
Rachel Dixon	Wheatfield Rd.	
Stacy Corbys	Edgehill.	
Pat Myhill	P. Myhill STAVERTON crescent.	
Imelda Feather	Jasmin Road	
Vee Bourke	Larchwood	
Joe SAWYER	Middlehill Down	
	Acer Court	
S.R. Bachbun	Kingsdow Rd	
	Redwing Lane	
	Lee Mead	
Jack Fryer	Rockingham Close	
Gemma Colton	Rockingham Close	
Nicea Stoddin	Nightingale Crescent	

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NAME	ADDRESS	SIGNATURE
L SHIELDS	21 KERSFORD CLOSE BIRCHWOOD LINCOLN	
C JONES	17 SHAFTS GURZ AVE	
A BOWEN	43 GOSWOLD WAY	
D. TSCHERNIAWSKY	4 DALEWOOD	
V. Bourke	132 LARCHWOOD CRES	
A. Meridan	132 LARCHWOOD CRES	
S. Blatherwick	5 Wigsley Close	
D. Richardson	7 Kelstern close	
J. Clarke	Kelstern close	
HUGHES	35 ALDERGROVE CRE	
	25 Bawtry Close	
SCABBITER	9 Kelstern Close	
M. clay	sunfield	
B. clay	EPSOM	
M. Keal.	2 LUTON CLOSE	

152

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NAME	ADDRESS	SIGNATURE
D. Wicks	8 BENSON CLOSE	
C. Robinson	90 Fenwick Way	
S.J. WEST	33 BAWTRY CLOSE	
R.A. WEST.	33 BAWTRY CLOSE	
J. Carter	11 Henswell Ave	
P. Clapp		
J. Richter		
	Woodvale Ave	
	52 Appleby Way	
Tom Roberts	6 Queen Street	
Tina Fleissner	Malton close	
Robert Sinclair	Winthorpe road	
Denise Thomas	15 Malory Close	
Kieran Fox	141 Appleby Way	
C. DESKHA	20 ELSHAM CLOSE	

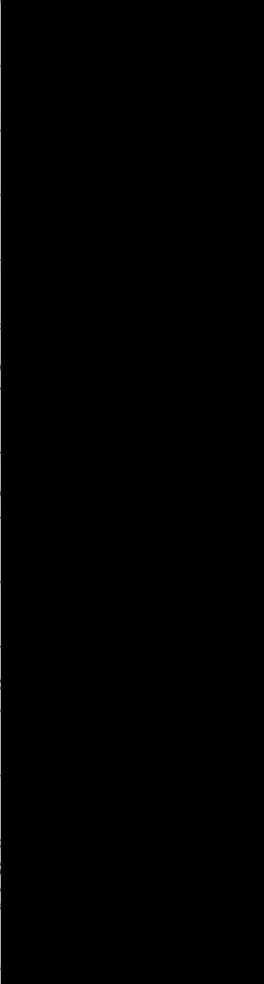

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NAME	ADDRESS	SIGNATURE
Karen Knad.	Bowley Close -	
Chantelle Hallam	Elmwood Close Birchwood	
Sally Hughes	Birchwood	
Justin Gray	Thorpe on the Hill	
Nikki Turner	Cordwell Close.	
Taylor C	12 Lynham Close	
Carol C	Abel Porth Drive	
MATTHEW GULLY	14 WOODFIELD AVE BIRCHWOOD LINCOLN	
D Wiles	4 GOTHIC CLOSE	
ELAINE GILL	16 BROUGH CLOSE	
M Harris	25 HIBBURN CLOSE	
K. Hodgett	5 Bughley Close	
	6 Thirsk Way.	
S. Arter	3 Baywood Close	
L Butler	27 Lumbury Close	

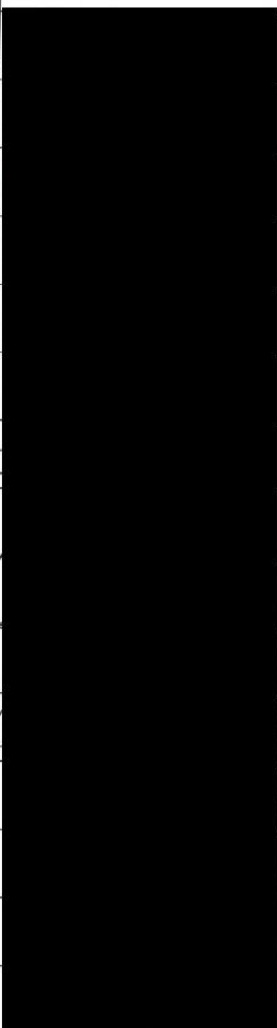
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NAME	ADDRESS	SIGNATURE
Rob Hill	61 Bawtry Close LN60HS	
Joanne Grant	20 Lyneham Close	
ANDY GRANT	20 LYNEHAM CLOSE	
Amy Brown	16 Lyneham Close	
Slefan Austin	16 Lyneham Close	
KARA WISSET	14 Lyneham Close	
STEWART SMITH	18 STAVERTON CRES	
MICHAEL SMITH	18C WHITETHORN GROVE	
Jo Richards	19 LYNEHAM CLOSE	
Loren Barber	61 Bawtry Close	
JANE REEVE	SALIX APP	
PETER REEVE	SALIX APP	
MARY	KALTON CLOSE	
Karen Rudd.	Bawtry Close	
DANNY GRANT	LYNGHAM CLOSE	

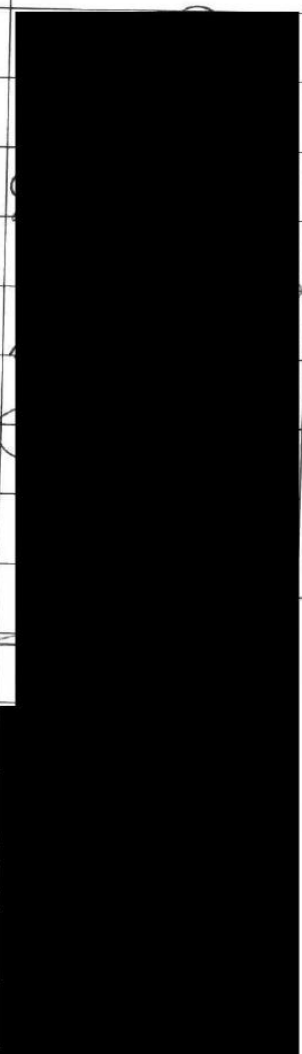



198

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NAME	ADDRESS	SIGNATURE
Steve Hasnip	59 ABERPORTH DRIVE LNB GYS	
EMMA HASNIP	59 ABERPORTH DRIVE LNB GYS	
Georgette Claxton	57 ABERPORTH DRIVE LNB GYS	
Adrianne Mills	55 ABERPORTH DRIVE	
M. CROW	53 ABERPORTH DR	
DJ CROW	53 ABERPORTH DR	
Kerry Blythe	22 LYNEHAM CLOSE	
Rai FARRAR	22 LYNEHAM CLOSE	
MINDAUGAS JAKIMAVICIUS	24 LYNEHAM CLOSE	
JM Smith	40 LYNEHAM CLOSE	
S. Span	30, LYNEHAM CLOSE	
	39, BAWTRY CLOSE	
P. Jones	38, LYNEHAM CLOSE	
	38 LYNEHAM CL	
	30 LYNEHAM CL	


213

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NAME	ADDRESS	SIGNATURE
Kelly Strachan	19 COSTARD CLOSE	
L ARTER	BREEDON DRIVE	
SLWOON	MALHAM DRIVE	
J NOON	" "	
R NOON	" "	
V Phaiser	Shewwinton	
N. BURRILL	WEDGWOOD ROAD	
A.S. HERTH	WOODFIELD AVE	
J. Hague	47 Collesmore Rd.	
W.O'Sullivan	6 Wedgwood CI	
N THOMPSON	6 Wedgwood CI	
S. O'Sullivan	47 Woodfield Ave	
B. Pirett-Gower	57 Marham Close	
A Gault	7 Lathams	
G Grey	45 Nightingale Cresc	

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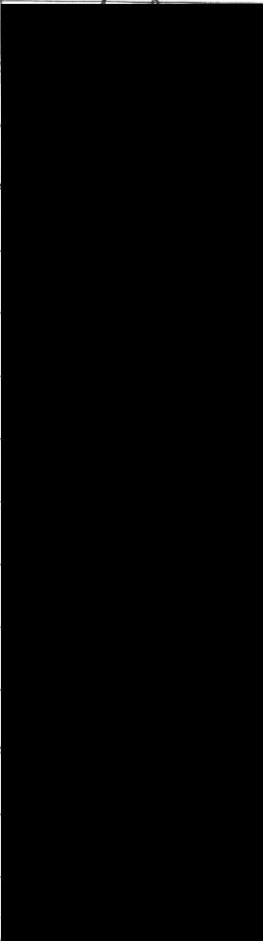

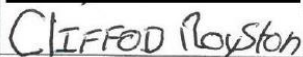
NAME	ADDRESS	SIGNATURE
Tim Smith	6 Pigby Close	
T. HUGGETT	50 LARCHWOOD CRES	
1	8 Baw close	
K Robinson	97 Tower crescent	
B. Davey	32 COSKORD	
Laura Rickells	123 NIGHTINGALE CRES	
LORRAINE ANGEL	18 KEMBLE CLOSE.	
T DAY	SEMPER CLOSE	
Marie Dalrymple	8 Kirmington close	
C Rhodes	EPSOM	
C. Thanson	Staverton	
M. Clements	EPSOM CLOSE	
C Washington	Staverton	
G. Winter	23 EPSOM CLOSE	
L Webb	Aldergrove Cres	

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NAME	ADDRESS	SIGNATURE
B. ANDERSON	LIME TREE CLOSE	
K. Abramik	Crowland Drive.	
S. CAMPBELL	8 TURNBURY	
M. BLYTH	10 - BRIGGS CLOSE	
P Parker	6 costford close	
B McCRODDEN	1 AVENUE VILLAS	
J. COY	1 N.F.A.	
	Bawtry Close	
	Bawtry close.	
CLIFFOD Poyton	BAWTRY CLOSE	
Sarah Harry	Bramble House	
Andrea Dullen	Lynneham close	
Adam Higman	Lynneham close	
K crow	15 Lynneham cl	
M crow	Lynneham cl	

290

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NAME	ADDRESS	SIGNATURE
Emma Kusma	62 Halton close	
SUE SPENCE	4 Lissett Close	
Jane Hill	7 Fieldfare Close	
S Knight	5 Snetterton	
P Knight	5 Snetterton	
D. Hill	7 Fieldfare Close	
R. Cote-Handley	9 Bawtry Close	
P. Vargon	16 Byton Court	
Andrea Lichen	4 Astan Crescent	
Callum Fother	20 Kenby Close	
P. Roe	6 Downham RD	
S. Revill	2 Hamilton	
M. White	4 Kestrel Close	
A. Hunt	52 Kestrel Close	
	103 Elham Crescent	

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NAME	ADDRESS	SIGNATURE
Maxine	108 Birchwood Avenue Lincoln	
Keith Gibbons	6 BRATBY CRUISE LINCOLN	
MAUREEN	2, LANGER CLOSE	
Ellen	15 Halton Close	
Vera	11 Myrose Place	
Anna	17 Roesmary Road	
Hollie	1 dellfield Ave	
LOUISE F	22 Cydonia approach	
Michelle	15 Birchwood	
M CWAY	34 SUNFIELD CRES	
J. Wakelen	35 Wigsley Road	
M. M'CADTHY	4 NETHERINGHAM CLOSE	
A Marley	82 NIGHTINGALE LANE	
D. KRIVET	11 CHEDBURGH CLOSE	
D. Fyfe	22 CANISSEA WAY SKELDON	

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NAME	ADDRESS	SIGNATURE
Conrad Howes	WENTWORTH WAY	
K. Dowling	25 ALLNESS CLOSE	
K. Edwards	25 ALNETTS-	
[REDACTED] P. Lee	11 SHAWBURY CLOSE	
E. Doon	1 Andover close	
M. Robinson	61 Woodfield	
K. Flynn	52 cosford	
m. maddox	31 Halton close	
A. HURT	cosford close	
E. Flynn	9. Halton close	
J. Haw	103 Elsham Cres	
J. MITCHELL	15 COTTESMORE RD	
A. Gregory	25 Kingsdown 2d.	
F. Haw	103 elsham cres	
L. Tuck	8 Wiggskop	
D. STACK	14 Appleby way	

If you value this green space and don't want to lose it please support this campaign.

Sign our petition to save our field and say no to the road being built through it.

We, the undersigned, are asking Lincoln City Council to reconsider the proposed plans for the development of the Birchwood Field- known as Jasmin Green.

If the 62 dwellings for the elderly are built, if the private road is laid, if the allotments are placed and the parks are built, we are trading this for the field. We are lucky to have it but it will be gone. Forever.

NAME	ADDRESS	SIGNATURE
Kate Dixon	1 MILDENHALL DRIVE	
Linda Dixon	1 ALNESS CLOSE	
J Dixon	50 HALTON	
J. Jessup	62 ANDOVER	
G Nicholson	22 ALNESS CLOSE	
Ross	ALNESS CLOSE	
Jessica Davison	36 SNOWBERRY GARDENS	
J Richards	BAWTRY	
McFarlane	BAWTRY 22	
	Aberporth Drive.	
AM Farlane	Bawtry close	
N SCOTT	ON SHWOOD	
M. NICHOLSON	Birchwood	
P. Cholesdale	11 wheatfield Rd	
T. Hinks	55 Aberporth Drive	
F.T. Cowley	SE, LYNEMAN CLOSE	

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NAME	ADDRESS	SIGNATURE
Luke White	19 Burghley park close	
Rebekah Williams	19 Burghley park close	
Sharon Jordan	25 the Moors, Lichby	
Karen Anderson	11 Bracken Court	
Michelle Fox	28 Sherwood Drive	
JOANNA LOVE	34 Meadow Lane	
JULIA KITCHEN	23 GLOXHILL CLOSE	
Jack Westwood	44 Allenby Close	
Natassja Dodd	32 Portland Street	
Amy Fergus	33 Gloucester Close	
Emily Gneatorex	59 Cline Avenue	
Jayne Stapp	90 Birchwood Junior School	
Nicki Trevor	53 Elsham Crescent	

333

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NAME	ADDRESS	SIGNATURE
OWEN	36 SNOWBERRY GARDENS	
STEVE	6 BAWTRY CLOSE	
MARGARET	6 BAWTRY CLOSE	
Emma	59 Bawtry Close	
JODIE CAMILLE	65 BAWTRY CLOSE	
Margaret Kaye	12, ALNESS CLOSE	
Rebecca meene	12, alness close	

340

If you value this green space and don't want to lose it please support this campaign.

Mr Ryan Hayward 11 Henlow Close Lincoln LN6 0YY (Objects)

Comment submitted date: Sat 16 Sep 2017

Object

Mr S Smalley 12 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)

Comment submitted date: Fri 15 Sep 2017

I object to the proposed development for the following reasons.

I feel it will have an adverse effect on the residential amenity of neighbours, by reason of noise caused by the extra 62 properties and the residents that will live in them. Addition of a road outside my house will cause disturbance due to traffic. Moreover, cars parking directly outside of my home in a parking bay will contribute to yet more noise. Another issue will be overlooking, loss of privacy and overshadowing from extra buildings, residents, visitors and traffic.

The visual impact of the development will completely spoil the green space; subsequently the effect of the development on the character of the neighbourhood will be immense. The green space is used by local people of all ages for a variety of reasons. Historically, the field used to be an airfield in the Second World War.

The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners.

The development would adversely affect highway safety or the convenience of road users. The proposed additional road is on a bus route, across the road from four local schools.

There are bats, birds and other creatures living and feeding on the field.

Mr Stefan Grant 20 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)

Comment submitted date: Fri 15 Sep 2017

This is one of the few green spaces I had to play on as a child. I have fond memory's of playing here safely away from people's homes, property and most importantly windows.

It will be a sad day if we take away one of the few places that's safe for our kids to play football, cricket and other things safe away from road and away from property that might be accidentally damaged.

We complain that kids are getting more and more unhealthy well this is one of the few places that has the real space needed for our community children to run around.

I have great memory's of playing here as do many others and I want to see my children and my family have the opportunity to also make memory's, play and stay healthy by using this space.

Mrs Katie Warriner 23 Andover Close Birchwood Lincoln LN6 0HP (Objects)

Comment submitted date: Thu 14 Sep 2017

The jasmine green is OK as it is. It would be a great loss to the estate.

Miss Jackie Elley 6 Marham Close Lincoln Lincolnshire LN6 0HR (Objects)

Comment submitted date: Thu 14 Sep 2017

The green should be left as it is and has been for the last 40 years !

Dorothy O'Neill 28 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)

Comment submitted date: Thu 14 Sep 2017

Dear Sir/Madam,

Thank you for your recent letter concerning the consultation on the application for Outline Planning Permission at the above mentioned site.

There are a number of comments we would wish to make objecting to the proposed development. They are as follows;

oThe original plan presented at the consultation event did not feature the apartments that are included within this application.

oThe statements regarding the application make reference to affordable housing, which gives the impression that the dwellings will be for sale. At the consultation event it was stated that the dwellings would be for rent, with the income contributing towards ongoing maintenance. This does not now appear to be the case.

oIt appears that there will no longer be a direct pedestrian access from the alley on Lyneham Close to the shopping centre. The alignment of the path has been little altered for the past 30 years. This would add significantly to the the distance people would walk and also increase the journey time. There are a large number of elderly and mobility impaired residents who use the facility on a very regular basis. It also used by parents and children going to and from all schools in the vicinity.

oIt would appear that the number of traffic movements into and out of the new access road may have been underestimated. The proposed parking bay outside the houses on Lyneham Close would be extremely useful for parents dropping off and picking up pupils attending the 3 schools in the vicinity.

oThere are concerns that the new development may lead to water pressures in the existing houses being lowered if the new development is connected to the existing water infrastructure. Similarly, where will the run off of surface water from the new highway go?

oFinally we take issue with the expressions of support expressed at the consultation event being considered as support for this scheme. As mentioned in previous points there have been major changes to what was presented at the consultation event, which if presented then, would not have been supported.

28 Lyneham Close
Birchwood.

Miss Louise Henderson 17 Syringa Green Lincoln Lincolnshire LN6 0QA (Objects)

Comment submitted date: Wed 13 Sep 2017

I object strongly to this.

Miss Abi Lennard 5 Marham Close Lincoln Lincolnshire LN6 0HR (Objects)

Comment submitted date: Wed 13 Sep 2017

Kids walk across that field to get to school and to shopping facilities from the surrounding estate safely. So you want to build a road across it ?

Miss Tracey Coyle 18 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)

Comment submitted date: Wed 13 Sep 2017

I do not agree with this at all the road it will be right outside my front door it will devalue my house there will be no safe place for the little kids to play nobody on our street was notified of this road going in all that has been mentioned up until a couple of weeks ago was houses and kids skate park no mention of a road it's all been hidden the council don't have to live here we do all about making money and no concern for the residents of this street or anybody who walks there dogs SAVE OUR FEILD

Miss Katherine Conroy 3 Whitethorn Grove Lincoln Lincolnshire LN6 0PF (Objects)

Comment submitted date: Wed 13 Sep 2017

I object I used to play on that field when I was younger

Miss Kaylie Hammond 27 Staverton Crescent Lincoln Lincolnshire LN6 0YW (Objects)

Comment submitted date: Tue 12 Sep 2017

They is little fields left on birchwood and the only one we have they want to build houses on

Mr M Lynch 146 Birchwood Avenue Lincoln Lincolnshire LN6 0JD (Supports)

Comment submitted date: Tue 12 Sep 2017

More housing will mean landlords charging less rent due to more competition

Miss Samantha Olivant 222 Spirea Approach Birchwood Lincoln LN6 0PZ (Objects)

Comment submitted date: Tue 12 Sep 2017

Crime rates will go up . Traffic chaos on roads like on skelly rd .loss of habitat for wildlife also emergency landing for helicopters are needed save our grasslands and wildlife

Miss Samantha Olivant Spirea Approach Birchwood Lincoln LN6 0PZ (Objects)

Comment submitted date: Tue 12 Sep 2017

Crime rates will go up . Traffic chaos on roads like on skelly rd .loss of habitat for wildlife also emergency landing for helicopters are needed save our grasslands and wildlife

Mrs Nicola Foxon 1 Jasmin Road Birchwood Lincoln LN6 0PY (Objects)

Comment submitted date: Tue 12 Sep 2017

Object

Miss Amilee Rowe 28 Staverton Cresnet Lincolnshire LN6 0YW (Objects)

Comment submitted date: Tue 12 Sep 2017

A very well loved field by the people of birchwood! Be a shame to see it go!

Miss Kirsty Nicholson Syringa Green Lincoln LN6 0QA (Objects)

Comment submitted date: Tue 12 Sep 2017

We don't want to loose even more green spaces, we don't have enough! The doctors/schools and other local authorities are already under pressure and adding even more residents will surely make this worse? I don't know how the community will be able to facilitate this! This land has been untouched for years and should remain that way, instead of lining corporate pockets!

Mr Thomas Green 53 Jarvis House Ashby Avenue Lincoln LN6 0EB (Objects)

Comment submitted date: Tue 12 Sep 2017

Sick of seeing everywhere being turned into housing that we residents never get access to...

Miss Louise Rowe 28 Staverton Crescent Lincoln Lincolnshire LN6 0YW (Objects)

Comment submitted date: Tue 12 Sep 2017

Object

Mrs Rachel Clark 2 Melrose Lane Lincoln Lincolnshire LN6 0BW (Objects)

Comment submitted date: Mon 11 Sep 2017

We object. This space is used daily by us

Mrs Stacey Quinn 240 Woodfield Avenue Lincoln LN6 0LT (Objects)

Comment submitted date: Mon 11 Sep 2017

Object

Mrs Michelle Taylor 68 Staverton Crescent Lincoln Lincolnshire LN6 0YW (Objects)

Comment submitted date: Mon 11 Sep 2017

There isn't enough areas for children to play without you building on this site

Miss Sara Kennard 81 Lincoln LN6 0JA (Objects)

Comment submitted date: Mon 11 Sep 2017

I grew up here and would be shocking and devastating to see the greenery gone

Mr Bryn Jones 16 Lincoln LN6 0NY (Objects)

Comment submitted date: Mon 11 Sep 2017

This area is where local children play. Why build on yet another green play area? Why not build those houses on the wasteland off Doddington Rd at the junction with Pershore Way? Remember councillors, you are OUR employees, do not go against our wishes or you will find yourselves unemployed after the next local council elections.

Miss Samantha Wright 35 Alness Close Lincoln Lincolnshire LN6 0YX (Objects)

Comment submitted date: Mon 11 Sep 2017

I've been living on Birchwood for the past 5 yrs and I love the field that is behind us. In the summer time me and the kids love sitting on the field and messing about and having picnics with there friends as all the playing fields have gone or been vanderlised. You have chopped all the trees down all around us and don't like it. We had no say and now people can see into out flats. We are living on a old airfield or R.A.F Skellingthorpe and I think it's wrong you are building on history. Where are all the dog walkers and other people ment to get to the shops and schools. Building your houses, and flats is wrong and I will not sign or agree for this to go ahead ı

Mrs Lindsay Frankish 121 Birchwood Avenue Lincoln LN6 0JE (Objects)

Comment submitted date: Mon 11 Sep 2017

Please don't take away the last bit on greenery we have away. I agree that more housing is needed but please reconsider.

Mr Marc Seviour 68 Nayland Drive Clacton on sea Co168TZ (Objects)

Comment submitted date: Mon 11 Sep 2017

I object for the development on the green space behind the birchwood shopping centre it's a community area where we have all played football etc and for it to be taken away

Yes I live in Essex but I'm a ex resident of Lincoln/Birchwood my kids have grown up on that field it's part of birchwood history

Miss Stacey Barnett Cosford Close Lincoln LN6 0EG (Objects)

Comment submitted date: Mon 11 Sep 2017

Shouldn't be building houses ext it's big enough if going to build do something worth it for the kids and that shouldn't be building houses people use this for there dogs kids play in the summer I object to it

Mrs Emma Holmes 96 Addison Drive Lincoln Lincolnshire LN2 4LY (Objects)

Comment submitted date: Mon 11 Sep 2017

The children need a place to play and have fun. Building on the green will take this away from them

Mr Sam Small 72 Jubilee Close Lincoln LN3 4LD (Objects)

Comment submitted date: Mon 11 Sep 2017

Grew up in Skellingthorpe and worked for the council's sport development team. I'm well aware of the lack of open areas and green spaces for young people to play. On top of this what about the field being steeped in local history?! Not only have they gotten rid of the 50/61 sqn bits in the leisure centre with the redevelopment of that but now to completely remove the last bits of the history of the area too? WRONG WRONG WRONG! As others have already suggested, maybe look at the smaller villages surrounding rather than an already over populated and under resourced area.

Miss Isabella East 2 Brockenhurst Close Lincoln Lincolnshire LN6 0WB (Objects)

Comment submitted date: Mon 11 Sep 2017

I strongly object to this. There's been no word spread about this the first I've seen of it was when a friend shared it to me on Facebook just a few moments ago. This field is named and loved by everyone on Birchwood the shops etc are strained enough we don't need any more built up housing on such a small area. Think it's an awful idea with no consideration for the people who already live here. Large part of my childhood and I'm appalled by this decision to say the least. I have hope you'll reconsider.

Miss Ludmilla Taylor 2 Truro Drive Lincoln Lincolnshire LN6 0FN (Objects)

Comment submitted date: Mon 11 Sep 2017

Birchwood doesn't need more houses and people living in the estate it's busy enough as it is.

Mr David Hopkins 41 Caistor Road Lincoln Lincolnshire LN6 3QA (Objects)

Comment submitted date: Mon 11 Sep 2017

Object to loss of open space for playing/dog walking. Local roads are already stretched to capacity.

Mr Paul Alexander 7 Horseshoe Terrace Wisbech PE13 1QA (Objects)

Comment submitted date: Mon 11 Sep 2017

I grew up there and it would be a shame to build on it as it holds a lot of memories of the people that live and lived there and should hold many more to go with it also it's part of RAF Skellingthorpe so you should not build on it thanks

Miss Karen Thorius 31 Larchwood Crescent Lincoln Lincolnshire LN6 0NB (Objects)

Comment submitted date: Sun 10 Sep 2017

Unless you are building more shops, doctors, schools and better roads don't bother with housing, Birchwoods resources are over stretched as it is, please consider the people who already live on the estate and how it all affects them.

Mrs Georgette Claxton 57 Aberporth Drive Lincoln Lincolnshire LN6 0YS (Objects)

Comment submitted date: Sun 10 Sep 2017

You will be taking away the only green our children can play on safely it's a disgrace what your planning to do there is plenty of other areas where you could put houses that will effect no one or cause anybody any problems.

Mrs Ashley Jackson Hazelwood Avenue Lincoln LN6 0NW (Objects)

Comment submitted date: Sun 10 Sep 2017

Don't you think it would be better to have something for the kids/teens that are already on the estate before adding more. There is nothing here for them to do besides hang around the streets. I have taken my children to these fields to play many of times sun, rain or snow. Keep building on all the land and there will be nowhere left to make memories.

Mrs Sharon Jones 1 Spirea Approach Lincoln Lincolnshire LN6 0PZ (Objects)

Comment submitted date: Sun 10 Sep 2017

We need more space for our children and places to walk our dog, not to have even more taken away, I have lived on this estate for 38 years and bit by bit the children are suffering with green space taken away

Mrs Helen Shields Cosford Close Lincoln LN6 (Objects)

Comment submitted date: Sun 10 Sep 2017

Something for the children of the area would be much better use of land. It is a lovely area and building on it will only add to the already terrible traffic chaos that exists in our area!! I thought Big Local was to build a better community not build on the community! It's not what we want!!

Ms Samantha Clark 42 Bittern Way Lincoln Lincolnshire LN6 0JG (Objects)

Comment submitted date: Sun 10 Sep 2017

Grew up in this area it is a valuable area for children to play! I no longer live in this area however constant traffic queues to leave the estate in all directions every morning is extremely frustrating! The roads and amenities this end of Lincoln cannot cope with more housing, people and cars.

Ms Gloria Adatia 18 Mildenhall Drive Lincoln Lincolnshire LN6 0YT (Objects)

Comment submitted date: Sun 10 Sep 2017

There's nothing for the children or young adults to do on this estate.

At least they could play football or have a mess around on the field.

Where will they go if you take this away?

The children should be the first priority in this instance

Mrs Brenda Collier 18 Snetterton Close Lincoln Lincolnshire LN6 0SN (Neutral)

Comment submitted date: Thu 07 Sep 2017

We would like to be assured that we will not have houses overlooking our bungalow and that we will still have the privacy from the trees at the bottom of our garden. The privacy given to us is of high importance to our retirement here in Lincoln.

Mrs Deborah Crow 53 Aberporth Drive Lincoln Lincolnshire LN6 0YS (Objects)

Comment submitted date: Tue 05 Sep 2017

No mention of 62 dwellings at the meeting, the field is popular with children, dog walkers, public, it is a means to get to the shops schools and doctors, such a pretty green area shouldn't be used for housing it should be used for the benefit of the people / children on the already vast estate

Mrs Joanne Grant 20 Lyneham Close Birchwood Lincoln LN6 0HT (Objects)

Comment submitted date: Mon 04 Sep 2017

I have only received information on this project a couple of days ago. The same as several of my neighbours. I object to the building of homes at the front of my home. As things are now there is a field for children to play football there are a lot of people who sit on the field and have picnics. People including myself walk dogs off the lead as it is safe. If this goes ahead from the plans I will have a road outside my house and be looking on to properties. I do think as this affects all the residents on Lyneham Close we should have been informed at an earlier date but this doesn't only affect our street it affects the majority of Birchwood.

Mr John Mather Lincolnshire Community Land Trust 15/23 Tentercroft Street Lincoln LN5 7DB (Supports)

Comment submitted date: Mon 04 Sep 2017

Application 2017/0342/OUT Erection of 62 no. affordable dwelling houses with vehicular access, hard and soft landscaping and installation of play equipment (Outline)

Lincolnshire Community Land Trust (LCLT) supports this application. LCLT has provided advice, support and assistance to the applicant Birchwood Area Community Land Trust (BACLT) and their partner Birchwood Big Local over the last four years as their proposals and plans for the site have been developed.

The site is allocated for residential housing in the recently adopted Local Plan (Site CL698). This proposal from Birchwood Area Community Land Trust would not only develop the site in line with the Local Plan but also deliver enhancements to the remaining Important Open Space. The proposed scheme would see freehold ownership of the housing and part of the remaining Important Open Space transfer to Birchwood Area Community Land Trust to be stewarded on behalf of the local community in perpetuity. BACLT is a non-profit FCA Registered Society for the Benefit of the Community with a statutory asset lock, owned and democratically controlled by local residents. Birchwood Area Community Land Trusts meets the requirements for a Community Land Trust as laid out in S79 Housing & Regeneration Act 2008.

The proposed scheme is for 62 affordable homes for the elderly; the intention of BACLT is to offer priority to existing residents of the Birchwood area. Delivery and ongoing management of the affordable homes will be in partnership with a Registered Provider. Ownership of, and enhancements to, the remaining Important Open Space on Jasmin Green is as a direct response to extensive community consultation undertaken by Birchwood Big Local in developing their plans for investment of Lottery Grant funding.

We believe that this application meets and supports the following policies contained within the newly adopted Local Plan: LP1, LP2, LP3, LP10, LP11, LP13, LP17, LP23, LP24, LP26, LP49 and urge Members to support this application.

K. Manning

54 Aldergrove Crescent
Doddington Park
Lincoln
LN6 0SJ

30th August 2017

Dear Sir or Madam



Reference 2017/0342/OUT

I wish to voice my opinions to the above proposed planning application.

My concerns are:-

A lower water pressure
Overflowing of drains/drainage
Increased flow of traffic which is bad already
An increase housing development will have an impact on the drs, schools and local shops
Crime rates may go up
Is the development shared ownership or council owned property, this may result in drug and alcohol crime from teenagers hanging around the proposed play area.

I would be grateful if you would take these matters into consideration at the planning meeting.

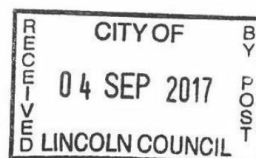
Yours faithfully

Mrs Peet

K. Manning

52 Aldergrove Crescent
Doddington Park
Lincoln
LN6 0SJ

31st August 2017



Dear Sir or Madam,

I am in receipt of your forthcoming plans for Jasmine Green.
I am very perturbed as there will be a lot of problems once the buildings are up.

Our drains often over flow in Aldergrove Crescent. Is there going to be a complete new sewage pipe in the area. Also the traffic is very busy now, we have 3 schools at the top of Aldergrove Crescent, the traffic gets congested now in the morning and afternoon when the schools come out. It will be horrendous when there is a new road running into Aldergrove near the Bus stop. I just wondered if the planners took this into consideration!!!

Why can't the road open up at the slip road near the Public House and then straight on to Birchwood Avenue. Surely any planner would see this would be the correct way of driving out of the new area.

What about our Doctors surgery near by, we can hardly get in now with more elderly people on site the doctors will be extra busy (I am an elderly person myself). It is hard to get an appointment now, is there going to be an extension to the surgeries with new doctors coming in. Has this been taken into consideration.

My Husband attended the meeting when Cllr Eddie Streingel was there. The plans were nothing like we have in front of us at the moment. No Block of flats were mentioned. Or the amount of buildings round the green.

I think the whole project has been under handed. I have been told approx 800 people agreed in the Birchwood area . What about the other 7000.

If these plans go ahead there are going to be a lot of problems in the future. It is obvious it has not been thought through properly and I feel there should be another meeting for the residents in the surrounding area who now know the real truth.

1

2

I would be pleased if you would take these matters up into your next planning meeting. After all we are the residents and should have a proper say in all these matters listed above.

Yours faithfully

A black rectangular box redacting the signature of Mrs Catherine Cowen.

Mrs Catherine Cowen

BIG LOCAL'S NEMESIS SOFA the Save Our
Field Association. Handed in a petition to stop
our beautiful Landscaped Field from destruction,
FAO the Local Planning Authority re. Jasmin Green

Questions from tenants of Lyneham Close.

- Some residents are homeowners. Will this development devalue our homes?
- Not one tenant on Lyneham Close has been contacted by BIG LOCAL or voiced their opinions in support of this development. Why were we not consulted and engaged with directly?
- Who are the 326 people in favour of this project? Where do they live? Will they be directly affected? What age group are they in?
- There has been no invitation, leaflet or adequate publicity to alert the tenants of meetings. How it is fair to suggest that non-attendance of the consultation meetings suggests support of the development?

Planning

- BIG LOCAL have been focussing on parks and targeting children, deliberately avoiding the development and failing to mention the addition of a road. Why have the questions asked been misleading?
- The proposed site of the 'minor access road' is busy (there have been several accidents on Aldergrove Crescent /Woodfield Avenue junction) and can be a hazard, especially at school picking up and dropping off times. Why add another road on a busy bus route?
- The field is used for a variety of activities. Where can we go for dog walking and family time?
- According to the local press articles and interviews provided by BIG LOCAL, the scheme is going to cost in excess of £6m. Where is the extra money going to come from?

- The field is used as a safe thorough-fare for children of Birchwood to commute to and from school safely; by foot, bike, scooter etc. They can exercise without the danger and worry of roads. What will happen to their choices? Will the parents choose to drive, potentially increasing traffic?
- What will happen to the wildlife? The field provides a habitat for birds, squirrels and hedgehogs, and is a food source for bats among other creatures and insects.
- Correspondence from The City of Lincoln Council dated 23rd August alerted the residents of Lyneham Close this development. Why call the development Jasmin Green when this name is not identifiable to the intended site? Surely a panel 'run by residents for residents' would be aware of this and be mindful of potential confusion due to misleading labels?

- Is there going to be more potential light pollution from street lighting, security lights etc. or will the development be in darkness after midnight as it is currently?
- How are the GP's going to cope with an extra 62 properties on their doorsteps? Will they cope with the additional demand on their already stretched services?

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Application Number:	2017/0835/FUL
Site Address:	Lincoln Social Education Centre, Long Leys Road, Lincoln
Target Date:	25th October 2017
Agent Name:	LNT Construction Ltd
Applicant Name:	Mr Martin Shelbourne
Proposal:	Erection of a three storey building to accommodate a 72 bedroom Care Home (Use Class C2) (REVISED PLANS)

Background - Site Location and Description

Site Description

The application site is located on the south-western side of Long Leys Road to the western side of the city and relates to the site of the former Social Education Centre which is situated with allotments to all sides and mature planting to the northern and south-western corners. The site lies within the St. George's Character Area of the Lincoln Townscape Assessment (LTA) and is predominantly a residential area but incorporates some light industrial/commercial buildings that extend either side of Long Leys Road further to the east of the site. The LTA offers a detailed appraisal of the local context, including its evolution:

"The uses here have arisen because of its location on the edge of the city. Although separated from the built-up area of the city by open space including allotments, fields, parkland and common land, it is still close in terms of proximity. This urban fringe location, separated from the city and with large areas of land available was chosen for a hospital (for infectious diseases) and industries that required a large uptake of land.

Although these uses have been retained to some extent, the Character Area has been steadily expanding as a residential area since the 1960s, probably due to the good access to both the city and the bypass, and the rural views it has retained of open fields and common land."

The Current Application

The current application is a full application, considering all details, for the erection of a three storey building, which would once more be to accommodate a care home.

The development would also accommodate 20 general parking spaces for staff and visitors and a further two spaces for disabled users; meanwhile there would also be a cycle store provided close to the entrance to the building.

Site History

The recent application site history is detailed below but for redevelopment of this site this was first considered in 2006 under an application for outline planning permission for residential development (2006/0840/O). That application was not determined until 2013.

However, a subsequent application for Outline Planning Permission for the erection of a three storey care home building to accommodate a 75 bedrooms was approved by the Planning Committee in October 2014. The permission dealt with the layout of and access to the site; and the scale of the proposed building. All the other details of the development were indicative at the time of that application but the final design was subsequently considered by an application for 'Reserved Matters' and approved in November 2015, under reference 2015/0687/RM.

Site History

Reference:	Description	Status	Decision Date:
2014/0390/O	Erection of a three storey building to accommodate a 75 bedroom Care Home (C2) (Revised Plans)	Granted Conditionally	18th November 2014
2015/0687/RM	Submission of Reserved Matters including appearance and landscaping for the erection of a three storey building to accommodate a 75 bedroom care home (C2) as required by outline planning permission 2014/0390/O	Approved	23rd November 2015

Case Officer Site Visit

Undertaken on 11th October 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 LP10 Meeting Accommodation Needs
- Policy LP13 Accessibility and Transport
- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP16 Development on Land affected by Contamination
- Policy LP26 Design and Amenity
- Policy LP31 Lincoln's Economy
- 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. The Impact of the Design of the Proposals;
3. Sustainable Access, Highway Safety and Traffic Capacity;
4. The Implications of the Proposals upon Amenity; and
5. Other Matters.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	No Objections
Lincoln Civic Trust	Objected to Initial Consultation but no objection to latest proposals
Education Planning Manager, Lincolnshire County Council	No Comments in Relation to Education
Environment Agency	No Comments

Public Consultation Responses

Name	Address
Mr Stephen Grimm	7 Albion Crescent Lincoln LN11EB
Mr Brent and Shareen Newton	141 Long Leys Road Lincoln Lincolnshire LN1 1EW
Mr Chris Hobbs	11 Albion Crescent LINCOLN LN1 1EB

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 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. In terms of the proposed use, Policy LP10 (Meeting Accommodation Needs) suggests that residential care accommodation, which is designed to accommodate those who need some form of on-site assistance, should be located in a settlement in levels 1 to 4 of the settlement hierarchy.

b) Sustainable Development and the Proposed Development

As alluded to above, the site is previously developed land, as it accommodated the former Social Education Centre. What is more, the principle of the development of the site for a care home of three storeys in height has also previously been accepted by the Planning Committee and the detail of the design subsequently approved under delegated powers. Given the similar nature of development, officers will set out where the development aligns with what was previously approved and where any differences lie.

The site is shown without annotation in the current Local Plan but is bordered on three sides by allotments, which are allocated in the Local Plan as Important Open Space. The development does not encroach into these areas so would not conflict with the aims of the relevant policies.

Nonetheless, the current policy in the Local Plan is supportive of the development of care homes in sustainable locations such as Lincoln. Furthermore, 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 indirectly through the potential occupation of the care home by existing local residents. In addition, the erection of development in this location would not in itself undermine sustainable principles of development subject to other matters. However, it is important to consider the wider sustainability of the development.

2) 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).

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 by Policy LP31, which refers to the protection and enhancement of the character of the city.

b) *Assessment of the Implications of the Proposals*

As outlined in the Background to the application there has previously been approval for the development of the site for a three storey care home. However, the proposals are for a different form of building.

Moreover, the previous building was proposed to be a ‘u-shape’ facing away from Long Leys Road, with a central courtyard garden, and incorporated steep roof pitches (see below).



The Front Elevation of the Approved Development



Side Elevation of the Approved Development



Visual of the Approved Development

The proposed development is for an 'L' shaped building which has been amended from the original submission to be sited in a similar manner to the approved development. Moreover, the building runs along a similar line to the above image but

its corner is not square, rather, it is angled to face the corner of the site, as shown below:



As can be seen from the image, the roof is also much lower in profile and the number of projections along each elevation has been reduced. However, the building would still be sufficiently broken down into component parts to add interest and reduce the overall perception of the scale of the building. The horizontal and vertical balance to the elevations is also maintained with rhythm to the scale and position of openings. In addition, the palette of materials would be sympathetic with its immediate context but also suitable in wider views.

The proposed landscaping should also make a meaningful impact and assist with the assimilation of the building into its context. This would be added to by the delineation of the frontage boundary with railings rather than a fence.

In light of the above, officers consider that the building would assimilate well within what is a largely undeveloped part of the western side of Long Leys Road and would accord with the principles of the aforementioned policies.

3) Sustainable Access, Highway Safety and Traffic Capacity

a) *Relevant Planning Policy*

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 seek to 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.”

b) Consideration of the Impact of the Development

i) Changes between the Applications

The previous application suggested that there would be 50 full-time and 100 part-time staff members but the latest application suggests that there would be 40 full-time and 5 part-time staff members, which would be a significant decrease in staffing. As a result of this, the car parking spaces have reduced from 36 to 22 (including 2 for disabled users).

Officers have liaised with the applicant regarding the differences between the two applications and they have confirmed that the employment figures referenced in the previous application were accidentally over exaggerated by the applicant’s consultant and relate to the number of shifts rather than the actual number of jobs. In addition, due to the layout of the previously approved building, the number of staff required would have needed to be greater due to the need for staffing of the smaller sections of each wing of the u-shaped building. In contrast, the simpler I-shaped layout of the building allows for efficiencies in use of staff.

Furthermore, the number of staff required was almost certainly informed by one of the applicant’s other homes, which was mainly nursing care, as that generates a higher

requirement for staff. In the case of the application before Members, the applicant anticipates a much lower proportion of nursing care (maximum of 33%) which would generate a need for a maximum of approx. 22 staff on site at any one time.

ii) Consideration of the Impact

Concern has been expressed in relation to the accessibility of the site, including the impacts of parking beyond the site. Officers note the decrease in parking available on site but also the staffing proposed for the building, which effectively halves from the previous proposal. It is also noted that the previous outline planning application required a Travel Plan and that one has been submitted with the current application.

The Highway Authority have also not raised any objections to the application upon the grounds of highway safety, access or capacity issues with the local road network. They have also not raised any concerns with regard to the ability of staff to access the site. However, this is a matter that can be covered through regular monitoring of the implemented Travel Plan. Officers therefore recommend to Members that a planning condition is imposed to ensure that monitoring and implementation of the measures within the Travel Plan are realised in order to minimise the possibility of parking of vehicles outside of the site. In addition, the other planning conditions required by the Highway Authority should also be included, should Members be minded to grant planning permission for the development.

Subject to the above, it is considered that there would not be a compelling reason to resist the application on such grounds and that the development would accord with Local Plan Policies LP5 LP13 and LP36; and the requirements of Paragraphs 32, 34 and 35 of the Framework, which together seek to ensure safe and sustainable access arrangements are achieved in new development.

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". Both aspects are referred to in detail in the following two sections of this report.

Policy LP26 of the Plan deals with 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. Policy LP5 of the Plan also

refers to the impact upon the amenity of neighbouring occupiers. These policies are 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

Officers are satisfied that the proposals would not result in unacceptable harm being cause to the amenities of the occupiers of nearby properties by virtue of the general use of the site or through vehicle movements to and from the site. One of the mitigating factors is the presence of the busy Long Leys Road, which separates the site from nearby properties and is well-trafficked. Furthermore, the site has previously been occupied by an education centre. With that in mind, the proposals would be for the reintroduction of vehicular traffic, albeit to a greater degree, and general comings and goings and human activity. Nonetheless, residential properties would be located a significant distance across Long Leys Road so noise and disturbance associated with the proposals would not be unduly harmful to the amenities which nearby occupiers would reasonably expect to enjoy.

Furthermore, given the aforementioned separation distances and the scale of the building proposed, it is considered that the proposals would not result in an overbearing or unduly oppressive impact upon or overlooking of nearby residential properties or users of the adjacent allotments.

In terms of the construction aspects of the development, given the proximity to existing residential properties it would be entirely reasonable to restrict the working time on site to the hours of 7.30am to 6.30pm and no work on site on Sundays or Bank Holidays. Subject to such a restriction, it is considered that the occupants of the dwellings surrounding the site would not be unduly impacted upon during construction of the proposals.

Taking all the above in to account, it is considered that the proposed building could be accommodated within the site without causing unacceptable harm to the living conditions of the occupiers of residential properties and users of the adjacent allotments. For this reason, the scheme would not conflict with the aforementioned policies.

5) Other Matters

a) Archaeological Implications of the Development of the Site

i) Relevant Planning Policy

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 lead to significant detrimental impacts on heritage assets. This issue is directed in relation to archaeology that could be non-designated heritage assets.

ii) Assessment of the Implications of the Proposals

The previous outline application to develop the site was supported by an Archaeological Evaluation, which is a material consideration, this indicated that there would be low potential for archaeological remains. The report was assessed by the City Archaeologist who recommended that no further archaeological work would be required for the development. In the absence of any advice to the contrary it is considered that there would not be conflict with the requirements of Section 12 of the Framework in respect of non-designated heritage assets.

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 Council's Scientific Officer has suggested that there would be a requirement for a preliminary risk assessment to deal with risk associated with uses in the vicinity and it is suggested that this can be agreed by planning condition. Moreover, further detailed information will be required before built development is undertaken but the proposals would result in the redevelopment of the site which would lead to remediation of any contamination. In the context of professional advice, it is considered that there would not be a justifiable reason to resist the application upon the grounds of contamination in the context of Paragraphs 109, 120 and 121 of the Framework which seek to ensure that land affected by contamination is suitable for development.

c) Land Drainage

Policy LP14 of the Plan reinforces the approach to appropriate risk averse location of development and drainage of sites advocated in the Framework. It is also relevant to consider the implications of surface water disposal in order to avoid flooding elsewhere as required by Paragraph 103 of the Framework.

As with archaeology referred to above, the approach to the drainage of the site has previously been sought through planning conditions imposed through the outline planning application. In light of this, officers would advise that it would be appropriate to again impose similar conditions to ensure that foul and surface water are dealt with in a satisfactory manner. In any case, Anglian Water have also requested a condition in relation to latter.

Consequently, subject to planning conditions, the proposals would be in accordance with Paragraphs 102 and 103 of the Framework, specifically in relation to flood risk as the proposals would not result in unacceptable risk to life from inundation or be in conflict with the environmental dimension of sustainability outlined in Paragraph 7.

d) Air Quality

i) Relevant Planning Policy

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.”

ii) Assessment of the Implications of the Proposals

In this instance, given that there is already a planning permission in place which was granted prior to the Council requesting on and off-site mitigation of impacts upon air quality, it would not be reasonable to request that the applicant makes such contributions. Whilst this is regrettable, officers have to be mindful, when advising Members, of the tests that are imposed in relation to planning conditions. However, the applicant can be advised of the providing charging points within the site, particularly for staff with electric vehicles.

e) Other Site Specific Matters

A resident has questioned why the impact of the loss of a community function at the site has not been mitigated. Members may recall that at the time of the consideration of the outline planning application for the previous care home development of this site, the landowner and applicant signed a S106 agreement that a contribution of 10% of the capital receipt from the sale of the site would be held and made available to the Long Leys Residents Association for a minimum period of five years for the provision of a community use. That period has not yet expired and the sale of the site went through to the applicant so those monies would be available for that use.

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

Yes and scheme amended to current proposals as part of the application.

Financial Implications

The proposals would offer benefits to economic and social sustainability through jobs created/sustained through construction and the operation of the development respectively.

Legal Implications

None.

Equality Implications

None.

Conclusion

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 development would deliver economic and social sustainability directly through the construction of the development and the jobs created by the development. In addition, the location of care facilities within the city would benefit the health and social wellbeing of those living within the city if they choose to utilise a care home.

The implications upon the character of the area and the impact of the development upon the general amenities would not have negative sustainability implications for the local community, as they would lead to a development that would be socially sustainable. What is more, with suitable schemes to deal with contamination, drainage and landscaping, 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 proposals could be considered as sustainable development and would accord with the Local Plan and Framework.

Application Determined within Target Date

Yes, following the signing of an Extension of Time.

Recommendation

The development should be granted subject to the planning conditions covering the matters listed below:-

1. Timeframe of Permission (3 years)
2. Approved Plans
3. Materials
4. Landscaping
5. Contaminated Land
6. Surface Water
7. Foul Water
8. Implementation of Travel Plan
9. Implementation of Boundary Details
10. Construction and Delivery Hours

Report by Planning Manager

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Site Photographs



View Across The Common
(site to left of image obscured by trees)



View West Towards the Site Across Long Leys Road
(Access to Allotments Visible)



View North West Along Site Frontage (left of picture) with Long Leys Road



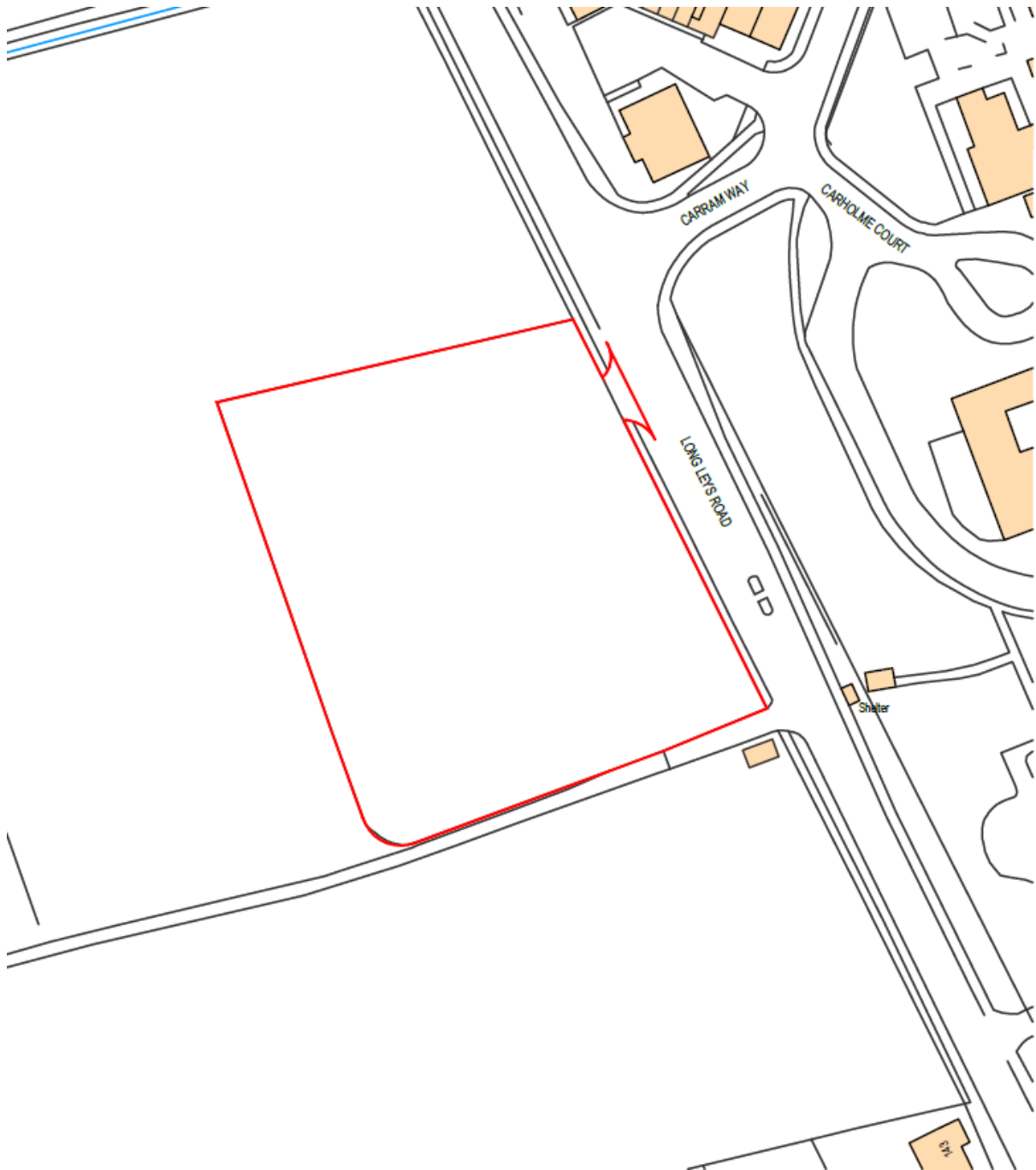
View South East Along Site Frontage (right of picture) with Long Leys Road
(existing access to site visible)



View South West Towards the Site Across Long Leys Road
(Access to Site Visible)

Application Plans

Site Location Plan



Site Layout Plan



Proposed Floor Plans and Elevations



North West Elevation (Facing Access and Parking Within Site)



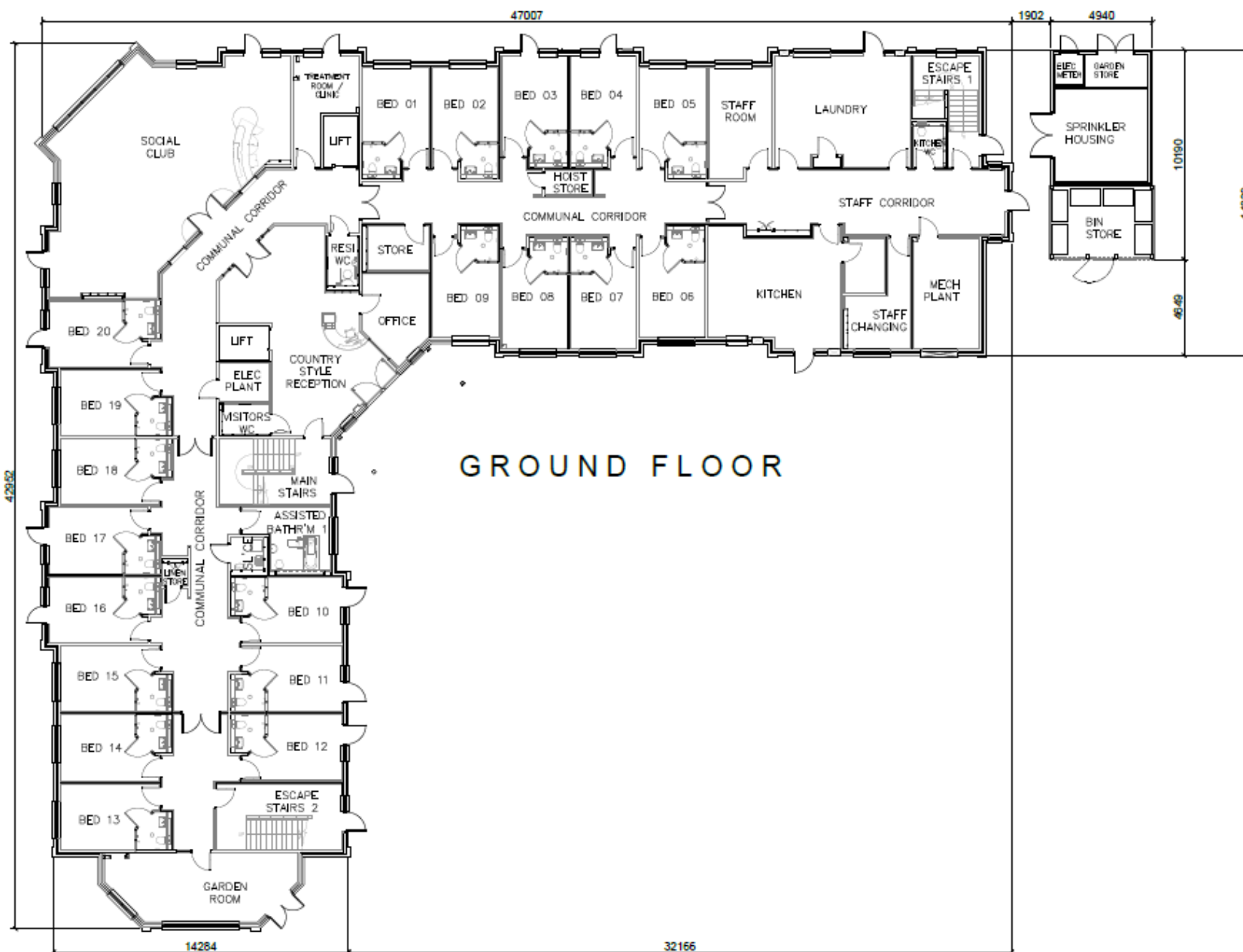
South East Elevation (Facing Allotments Alongside the Site)



North East Elevation (Facing Long Leys Road)



South West Elevation (Facing into Site)

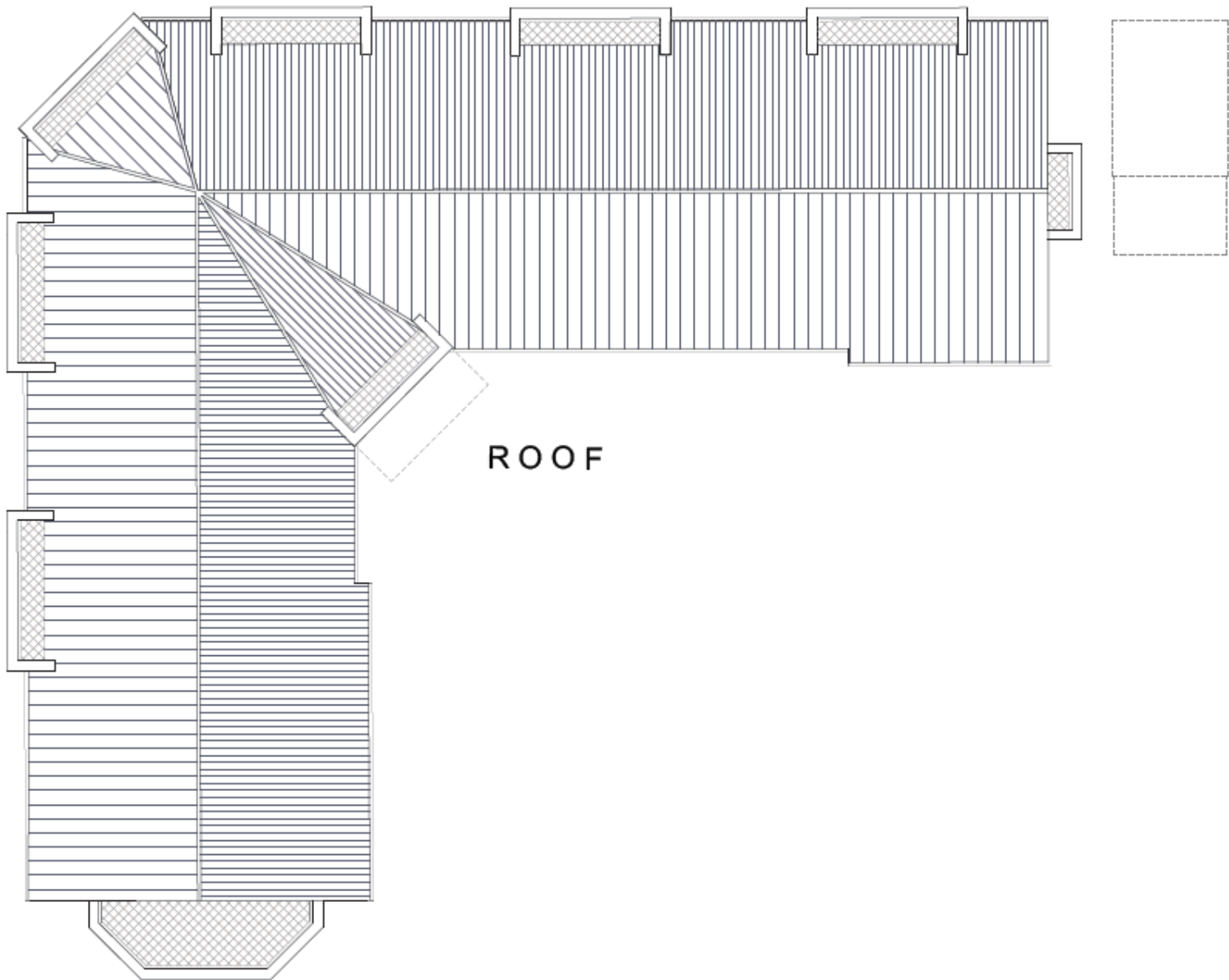






SECOND FLOOR





Revised Plans Consultation Responses - Residents

Mr. C. & Mrs. C. Hobbs (11 Albion Crescent)

I would like my original object to remain as I still feel the points I raised are still relevant to this revised application (copy below) with the following added.

All I can see different is that the applicant has repositioned the building from one corner of the plot to the other side.

This means that the Care Home will front onto Long Leys Road.

The repositioning of the building shows both contempt and disregard to the local surroundings, local community and indeed the elderly residents it proposes to accommodate.

It is totally out of keeping and proportion for this site and area. It will dominate the western side of Long Leys Road and over power the plot. As stressed in my previous submission of concerns, not only does this building look like an office block / warehouse, it is totally unacceptable to approve such a building as accommodation for older people. Dignity of care for the elderly must start at the planning stage and this building is not appropriate for a residential care home in 2017. We have moved away from workhouses and large institutionalised care homes.

Please reject this application on the grounds that it is too big for the plot and location. A single story building with normal residential style features incorporated into the exterior design (examples sent with my last email) would be far more appropriate.

Mr. B. & Mrs. S. Newton (141 Long Leys Road)

I object to the proposed building on the following grounds:-

1. The height of the building will be out of character with the rest of the buildings in the vicinity.
2. It will increase an already congested traffic flow.
3. It will increase air pollution with the increase in traffic.
4. It will increase the noise levels (The material now used for a 'quick and dirty' road surface is already extremely noisy).
5. The water treatment plant is already overstretched and the proposed structure will further increase the volumes, beyond capability.
6. Parking will be an issues since there is very little, if any parking available.
7. It does seem that Long Leys Road is becoming the dumping ground of Lincoln (allied to this is the proposed Veolia site).
8. The proposed structure will be overlooking the private property of 143 Long Leys Road.
9. Whilst the structure is being constructed it will result in bigger traffic problems, with HGV's coming and going bringing material.

Revised Plans Consultation Responses - Consultees

Lincoln Civic Trust – No objection

Original Plans Consultation Responses - Residents

Mr. C & Mrs. C. Hobbs (11 Albion Crescent)

In principle I have no objection to a residential care home on this site and indeed I am sure we all agree that good quality residential care is important.

My observations are not based on any expert knowledge of either planning conditions or social science but rather an intuitive feeling of what type of building is right for this site.

In my opinion the proposed development looks more like an office block one would associate with an industrial estate rather than an elderly person's home in a residential area. The design of the building lacks character, charm or appeal. No doubt it is a very functional building and meets all the relevant standards but attractive it is not. Is this the best architects and planners can come up with? Or as mere mortals and established local residents do we have to put up with whatever developers propose?

In mitigation, the developers in their submissions have sighted similar buildings close by on Long Leys Road (Fig 3 Design and Access Statement), but none of these buildings are the same size or have the same footprint or the same back drop as this proposed new building, which will stand isolated from the main residential dwellings in the area. It is clear that it will look out of proportion and not blend to the immediate surroundings in any way. I understand economics of maximising land use but again this warehouse of a building needs modifying. Section 5.2 in the Design and Access Statement is in my opinion not fulfilled and para 5.16 is very much the designers opinion and open to much interpretation.

Travelling from Mitchell Drive north towards the bypass and this will be the only building on the west side of Long Leys Road. It will stand alone and be proportionally and totally out of character. The previous Social Education Centre was a low, single story building and also offered some community facility (local meeting room / Polling Station etc.). This building offers nothing to the community. Remember (and perhaps longer serving Councillors will) that this site was once part of the Long Leys Road allotments. The SEC was given planning permission on the condition that it retained a community function. All this now appears to have been forgotten or lost.

Anyway, moving on, perhaps a two story building with more gables, even bay windows and smaller garden areas would be more appropriate especially for older people and less of a carbuncle on the skyline. This would be more in keeping with this residential area and also would not detract from the requirements under the National Care Standards Act. Nowhere in the National Care Standards Act does it say you have to build a 72 bed institution which lacks form, imagination, taste, character or appeal, to look after old people correctly.

It can be done and indeed has been achieved elsewhere. Perhaps a building on the lines of the examples below would be far more in keeping with the surrounding area?

Please could you ask the developers to reconsider their submission along these lines and move away from their Lego block boxes and off the shelf design that they have submitted?

Further Observations:

- There is no café on the ground floor / reception area para 5.12 Design and Access Statement, so plans and statement wrong.
- The site is on Long LEYS Road not Long LEES Road which the developers refer to throughout their submission. Silly mistake but shows contempt for the area and local residents. Shows they don't really care.
- The transport plan falls down badly when referring to public transport. St Georges bus service very poor. No bus services either direction after 5pm any week day. No bus service on Sundays which will increase traffic with visitors and staff making the trip to the unit. There would also be increase traffic movement due to deliveries and medical services attending the home and don't forget undertaking services. All in all this will be quite an increase in traffic movement to and from this site. On a main route from St Georges to local schools that is often used as a short cut to the A57.
- Para 5.10 Design and Access Statement is a "copy and paste" from another application. It is bad practice and again shows contempt to both the Local Planning Authority and local residents to just copy and paste embellished statements and information from other local authority applications (Please read Para 5.10 Design and Access Statement). I understand that "Niort Way" forms part of the northern ring road round Wellingborough and I would suggest is very difficult to see from Long Leys Road!!!! Not impressed - This is lazy.

I do hope the design of this building can be influenced by Lincoln City Planning Officers and or Council Members to be more in keeping with the local surroundings and less sterile and more characterful for residents who will be living in the new home and locals alike.

I have no problem with an elderly residential unit in this already diverse urban village. After all we have everything from Waste Transfer Stations, Bakeries, Builders Merchants, Secure Psychiatric Unit, Drug and Alcohol Rehabilitation Unit, Cemetery, Domestic Homes, Allotments, unfortunately no shop, community centre, Medical Centre, indeed no local amenities at all. So why not a residential home for the elderly, should fit in well!!!

Mr. S. Grimm (7 Albion Crescent)

My concern about this proposed development is based on my own experience of working within the Care Home sector in the when I worked in 50 bed council run Homes. It was difficult with Homes of that size to create an environment that was in any way 'homely', there has been over the years a general move away from large impersonal units like that. This proposal with 3 storeys and 72 older people living there implies that welfare is not the highest consideration in this application, which it should

be. I certainly have no objection to the development of a Care Home on the site proposed but object to the concept in relation to the numbers of people living there, and the idea of the Home having 3 storeys, which in itself will only add to the sense of it being an 'institution'.

While there is a clear need for an increase in places available in Homes for Older People nationally, older people should not be herded into large impersonal institutional living. I am concerned that profit for the company concerned is the main driving force rather than the needs of vulnerable older people.

In addition, I have some concern about the siting of the Home which will have an effect on the landscape as seen from the Common in view of its height. As a new resident to the area it is not personally a major issue but I would want to know that this aspect of the plan has been carefully considered on behalf of the many residents who make use of the Common and enjoy the environment and sense of a rural space so near to the City Centre. The landscape around the West Common is clearly a valued asset to Lincoln and the height of this building would mean it will be clearly seen above the tree line.

Original Plans Consultation Responses - 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 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

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. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

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

Section 5 – Trade Effluent

5.1 Not applicable

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.

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.

Lincoln Civic Trust

OBJECTION – We have no objection to the overall project as we felt that the site was an ideal place to build a care home.

Our concerns are once again based on the accessibility and the site layout particularly the lack of adequate parking and the position of the car park. Since the loss of St Georges Hospital, the public transport in the area has been much reduced and I suspect the demand for public transport from the housing area north of Long Leys Road, is very small. That will mean that most of the people visiting the site either staff or general visitors, will arrive by private transport and the number of spaces suggested on the plans falls woefully short of the actual number of vehicles that will need to be accommodated. The result will be that vehicles associated with the site will either park on Long Leys Road, a major thoroughfare which includes commercial vehicles or will park in the housing estate on the other side of the road which is inappropriate. As to the positioning of the car park, we felt that as many of the vehicle movements would be based over a full 24-hour period, the main car park should be to the rear of the building and as far as possible, away from the proposed building and away from the surrounding residential area.

Summary of Response from Lincolnshire County Council as Highway Authority and Lead Local Flood Authority

The Authority did not raise any objections on either of the grounds relevant to their functions and requested two planning conditions covering the closure of the existing access when the new access is brought into use; and a further condition covering the layout of the site to ensure that vehicles can park, turn, manoeuvre, load and unload within the site.

Application Number:	2017/0986/HOU
Site Address:	122 Roman Wharf, Lincoln, Lincolnshire
Target Date:	1st November 2017
Agent Name:	Ryland Design Services Ltd
Applicant Name:	Mrs Nicola Rainey
Proposal:	Erection of a two storey side extension and re-positioning of boundary wall (Resubmission).

Background - Site Location and Description

The application is for the erection of a two storey side extension and the re-positioning of a boundary wall to the side of 122 Roman Wharf. The application is a resubmission of a recent application at the property, for the erection of a three storey side extension and re-positioning of the side boundary wall (2017/0509/HOU). This application was withdrawn by the applicant following concerns being raised by officers that the three storey extension would have an unacceptable impact on both visual and residential amenity.

The revised, two storey extension would provide a study at ground floor with the first floor accommodating a bedroom and en-suite to an existing bedroom. The extension would be constructed using red brick, cream render and a tile roof. These materials, the window proportions and features, including a Juliette balcony, are all proposed to match the existing dwelling.

The application property is a two storey end terrace with a conservatory and detached garage to the rear. The application property has a raised floor level and entrances, which accessed via steps to the front and rear. Roman Wharf runs along the side, north of the site and continues to the front. The current side boundary is defined by an approximately 1.8m high wall incorporating brick piers and railings with timber gates. This boundary treatment abuts the existing garage, with the side gable facing the street and a small area of landscaping in between this and the highway, which is within the applicant's ownership.

The adjoining property to the south, no. 120 Roman Wharf, is three storey, with the other two properties forming the terrace being two storey. The mix of storey heights within the terrace, the staggered frontages and varying, complementary design features are typical of other properties in Roman Wharf. To the rear, east of the site are the rear elevations and rear gardens of a pair of semi-detached bungalows, no. 87 and 89 Roman Wharf. There are further residential properties to the north on the opposite side of the road and also to the west beyond a central parking court. To the south of Roman Wharf is the Fosdyke Navigation. The site is located within Flood Zone 2.

Site History

Reference:	Description	Status	Decision Date:
2017/0509/HOU	Erection of three storey side extension, single storey outbuilding to rear and re-positioning of boundary wall.	Withdrawn	4th July 2017
2003/0836/F	Erection of a rear conservatory.	Granted	19th January 2004
LA24/0348/96	Erection of a 1.70m high perimeter wall to front of dwelling.	Granted	17th July 1996

Case Officer Site Visit

Undertaken on 27th June 2017.

Policies Referred to

- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP16 Development on Land Affected by Contamination
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Visual amenity
- Residential amenity
- Parking and highways
- Flood risk and drainage
- Contamination

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Environment Agency	Comments Received
West End Residents Association	No Response Received

Public Consultation Responses

Name	Address
Guy Hird	J1 The Point Weaver Road Lincoln LN6 3QN

Name	Address
Mr Christopher Taylor	58 Roman Wharf Lincoln Lincolnshire LN1 1SR
Ms Hazel Hallam	56 Roman Wharf Lincoln Lincolnshire LN1 1SR
Mr And Mrs Gregory	89 Roman Wharf Lincoln Lincolnshire LN1 1SN
Mrs Kathleen Wallis	51 Roman Wharf Lincoln LN1 1SN
Miss Nina Strawson	Barleywood 36 High Street Branston LN4 1NB
Mrs Susan Samuels	98 Roman Wharf Lincoln Lincolnshire LN1 1SR

Consideration

A total of five objections have been received with concerns being raised relating to the scale and height of the extension, loss of light and also overlooking, specifically towards no. 56 Roman Wharf, which, objectors have suggested, would impact on privacy. In terms of the visual impact of the extension objectors have raised concerns that the property will be directly adjacent to the footpath, which does not occur anywhere else on the estate and that it would unbalance the existing dwellings and have a negative impact on the character of the area.

Objectors have also raised concerns regarding the wall - including the visual impact due to the height and position and that this will affect visibility at adjacent junctions.

Concerns have also been raised regarding parking, as the extension will result in the loss of a parking space which it is suggested would create increased on street parking, vehicle congestion, traffic and noise.

An objection states that the size of the dwelling suggests that it may be for multi-occupancy. However, it is clear that the extension provides additional living accommodation and any future such change of use would have to be the subject of a separate application for planning permission.

In addition to the objections a letter of support has been received from the occupants of the bungalow to the rear, no. 89 Roman Wharf. The occupants advise that they have no issue with the proposal and feel that it would be an asset to the area.

Visual Amenity

The proposed two storey side extension would sit approximately 0.4m from the side boundary at the front increasing to 3.7m at the rear. The extension would measure 3.6m wide and would be set back marginally behind the existing 5.7m wide frontage, and would also be set forward marginally at the rear. The eaves and ridge height of the extension are approximately 0.5m lower than the existing dwelling and officers are therefore satisfied that the scale and position of the extension would be an appropriate and subservient addition to the dwelling. The materials and detailing are proposed to match, and this can be controlled by a condition requiring samples to be submitted for approval.

Accordingly officers are also satisfied that the proposal would be an acceptable addition to the terrace; as the set-back, scale and detailing of the extension would not appear out of context. The appearance of the terrace within wider area would also therefore be maintained. The proposed extension would bring the property closer to the road, a concern raised by objectors. However, there is still a degree of separation which increases towards the rear of the dwelling. It should also be noted that further west the end terraces of no. 106 and 108 Roman Wharf currently have a closer, parallel relationship with the road than the application property.

Officers have therefore carefully considered the visual impact of the extension and comments from neighbours that the proposal would unbalance the terrace or have a negative impact on the wider area. Officers are satisfied that the proposal is an acceptable addition to the dwelling which would reflect the original architectural style of the property and respect the character of the surroundings, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP26.

The application also proposes a new wall. The current arrangement includes a wall along the front boundary which continues along part of the side boundary, ending where it connects to the front of the existing garage. The area of land adjacent to this and the garage, which is within the applicant's ownership, comprises low level landscaping. It is proposed to erect a new wall along the site boundary to include this area, extending in line with the rear of the garage. The wall will be 1.8m high with brick piers and railings to match the existing, along with new 1.8m high sliding gates. Officers consider that the wall is of an appropriate design which would reflect the character of the area. It is not significantly closer to the highway than the existing and it is not considered that it would have an unduly harmful visual impact.

Residential Amenity

The proposed extension would be located over 9m from the rear, east boundary with the bungalows of no. 87 and 89 Roman Wharf. The boundary is defined by an approximately 1.8m high fence, which includes a trellis at the top, with the applicant's existing garage sitting adjacent to the majority of the boundary with no. 89. A letter of support for the application has been received from the occupants of this property.

The proposed extension would be no closer to these properties than the existing dwelling

and officers therefore do not consider that there would be an unacceptably harmful impact through loss of light of the creation of an overbearing structure. The rear facing elevation of the proposed extension would include a set of double doors at ground floor with an en-suite window above. The doors would sit on the same level as the terrace of the applicant's adjacent conservatory and the en-suite window can be conditioned to be obscure glazed. Accordingly there is no objection in terms of overlooking towards these properties.

There would also be no impact on the occupants of the adjoining terrace, no. 120 Roman Wharf, as the proposal would not project beyond the front or rear elevations of the existing dwelling.

Objectors from other neighbouring properties in the wider area have raised concerns regarding the imposing scale and height of the extension and the resulting loss of light. Officers are satisfied that there is sufficient separation to ensure that this impact would not occur. The occupant of no. 56 Roman Wharf has specifically raised concern regarding overlooking towards their property. No. 56 would sit opposite the side elevation of the proposal, and as the facing elevation is blank, overlooking would not occur.

It is not considered that the proposed wall would have an undue impact on residential amenity.

Officers are therefore satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

Parking and Highways

The Lincolnshire County Council as Local Highway Authority (HA) has considered the proposal and has raised no objection to the application. Officers have made the HA aware of the concerns from objectors regarding the suggested increase in on-street parking and also the visibility concerns relating to the wall. While the proposed wall would include sliding gates to enable the rear garden to be used for parking the HA has advised that any increase in on-street parking would not be severe in this location, and there are also traffic regulation orders in place to prevent on street parking in some areas. In addition the HA has advised that the location of the property is sustainable and the loss of a parking space would not be grounds for them to object to the proposal. Finally, the HA has confirmed that visibility in this area would not be a major issue due to the nature and low traffic on the road.

Therefore, as the matter of parking and highways is to the satisfaction of the HA, officers would conclude that there is no issue with the application in this respect.

Flood Risk and Drainage

The site is located within Flood Zone 2 and the applicant has submitted additional information relating to the design of the extension to take account of this. The Environment Agency has been consulted and they have responded advising that they have no objection. The proposal would therefore meet the requirements of CLLP Policy LP14.

The Internal Drainage Board has objected in principle to the development as it is within Flood Zone 2, and has also provided a comment to the Lincolnshire County Council as

Lead Local Flood Authority. They recommend that no development should be commenced until a drainage scheme has been approved. However, the County Council has raised no objection to the application, and has not requested such a condition.

Contamination

Comments have been made by both the Environment Agency and the City Council's Pollution Control Officer relating to the potential for contamination. However, both consider this matter can be adequately managed and a condition will therefore be applied to any permission to ensure that any unexpected contamination discovered during the construction works is reported and appropriately dealt with.

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

Yes, extension revised from three storey to two storey following officers advice.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The scale, mass, form and design of the proposed extension is acceptable and would complement the original architectural style of the property and terrace, also not causing harm to the character of the area. The extension would also not cause harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. It is not considered that the proposed wall would cause harm to either the character of the area or the amenity of neighbours. Technical matters relating to highways, flood risk and contaminated land have also been appropriately considered. The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP14 and LP26, and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions:

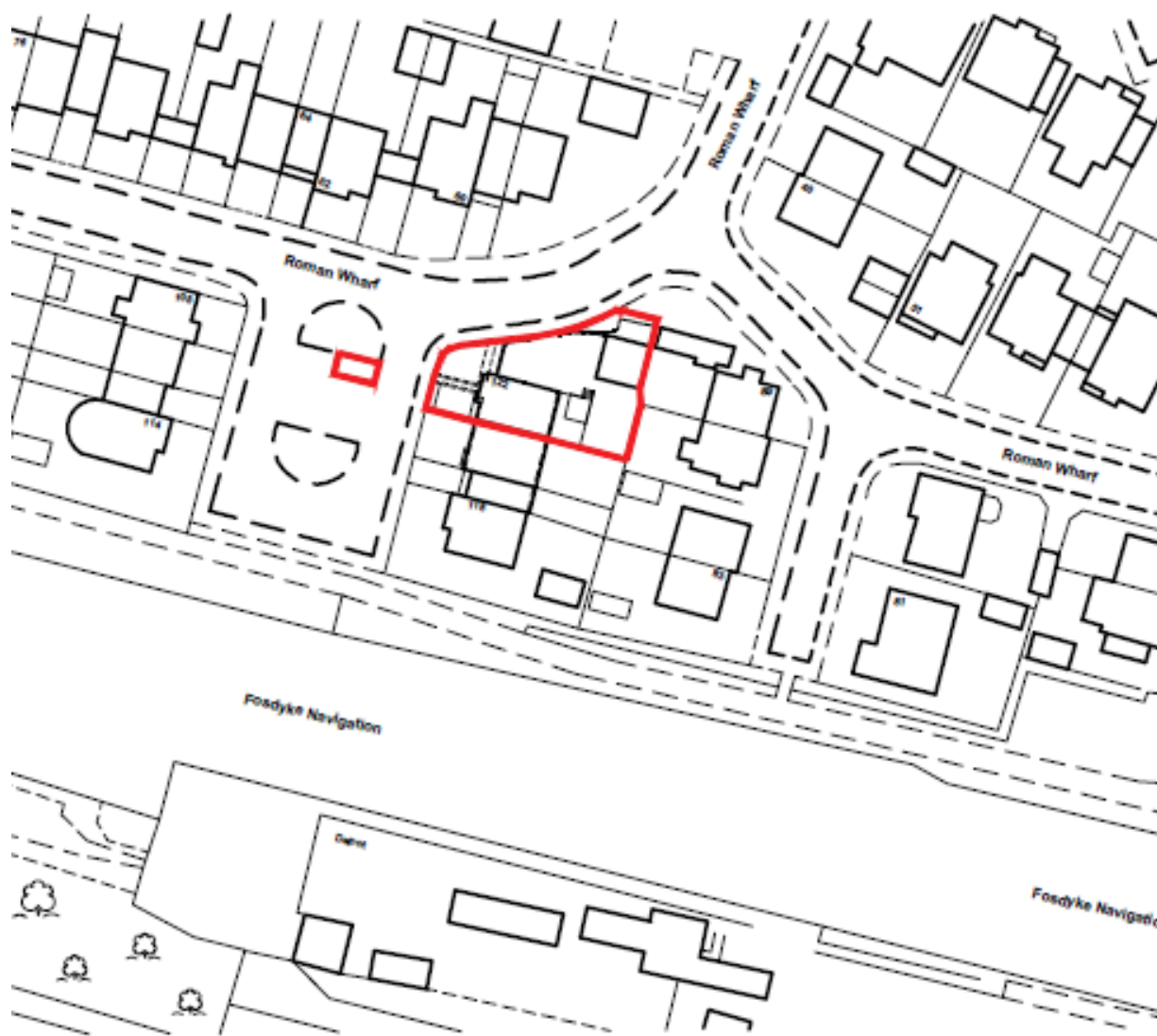
- Time limit of the permission;
- Development in accordance with approved plans;
- Samples of materials;
- Reporting unexpected contamination; and

- Obscure glazing en-suite window to rear.

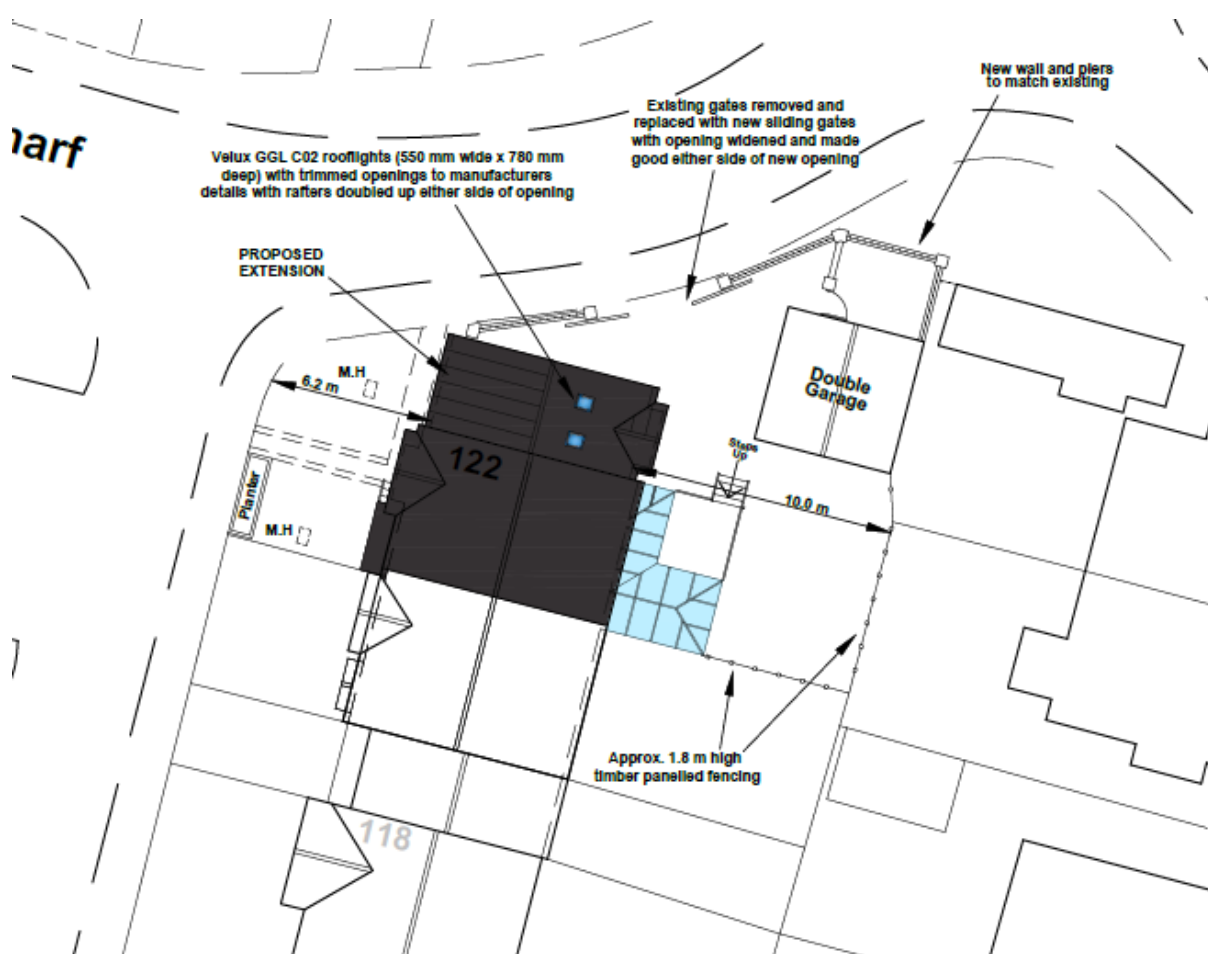
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122 Roman Wharf- Plans and Photos

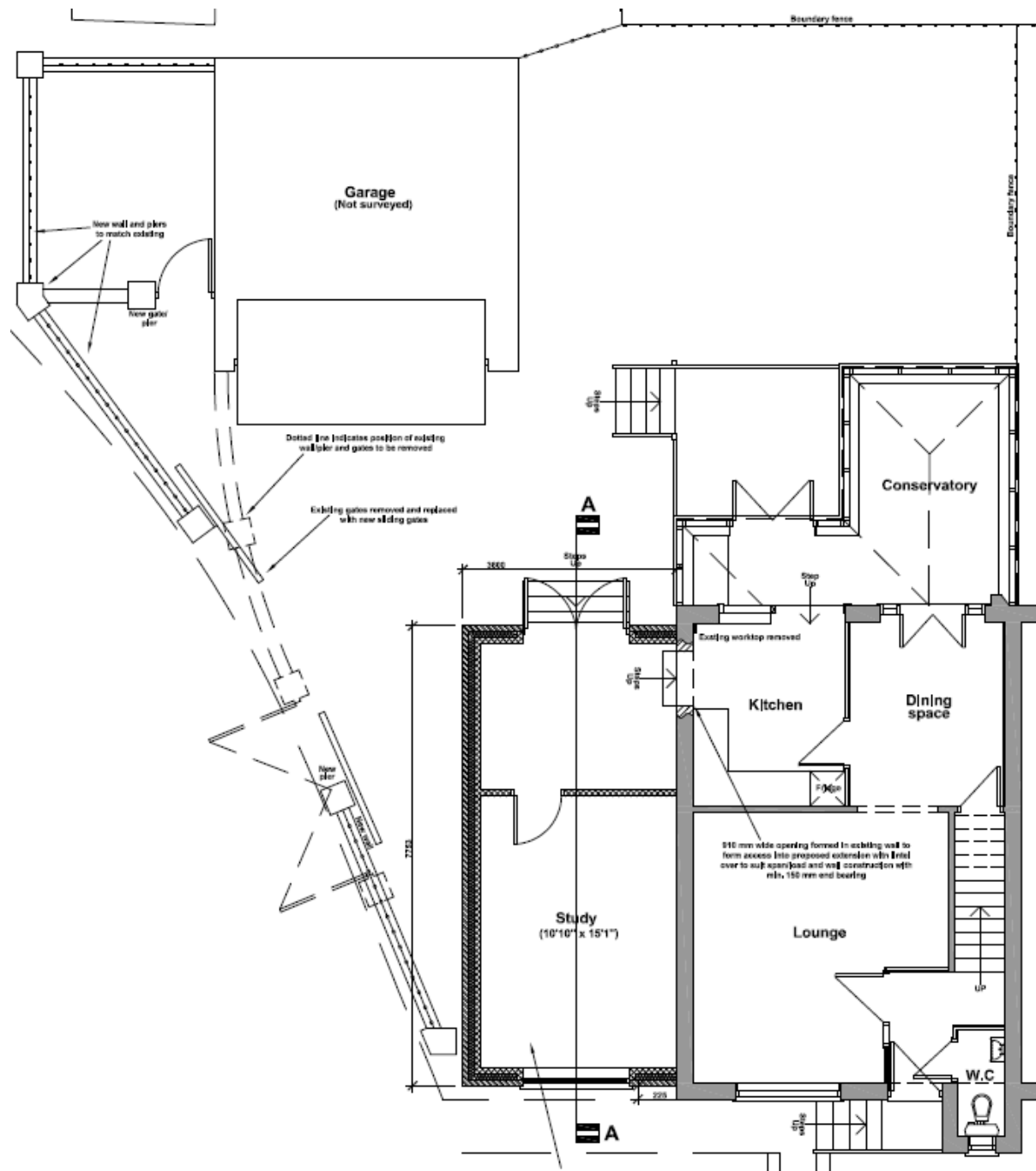
Site location plan



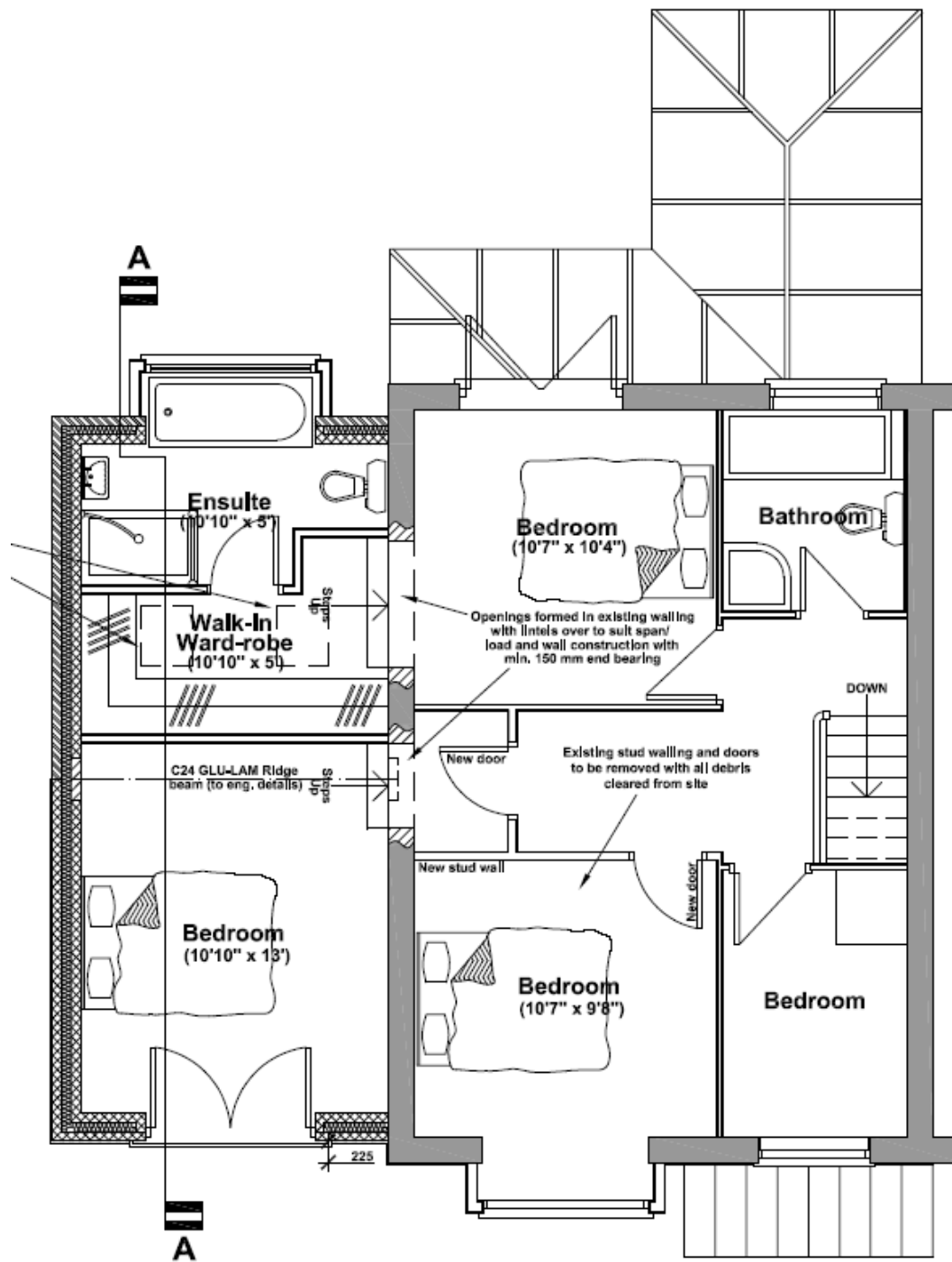
Site layout



Proposed Ground Floor Plan



Proposed First Floor Plan



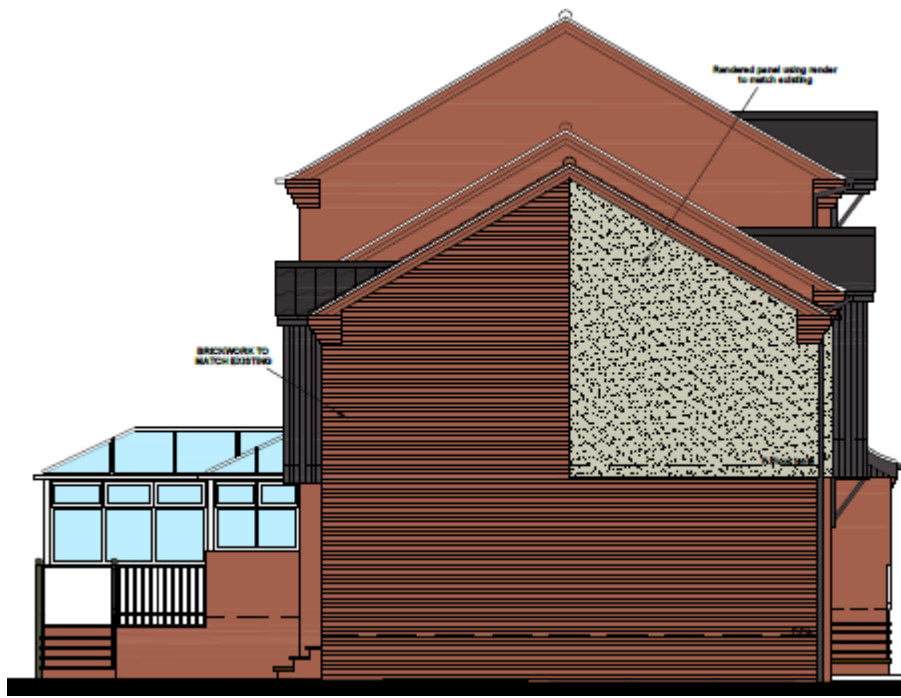
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Front Elevation



Front Elevation Photo 2



Side Elevation



Rear Boundary and Bungalows Beyond



View Across Parking Court of other Property Types and Styles



Terrace Opposite Application Property with a Closer Relationship to the Road



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122 Roman Wharf- Consultation Responses

Customer Details

Name: Mrs susan samuels

Address: 98 roman wharf lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am concerned about the new boundary wall to the property. Just behind no 122 roman wharf the two arms of roman wharf join in a Y shaped junction. If the wall is too high then nobody will be able to see vehicles coming from the other arm of the junction. This could lead to an accident. The wall needs to be low enough for drivers to see over it, so as to have sight not only of vehicles but pedestrians coming from the houses and from the towpath.

Customer Details

Name: Ms Hazel Hallam

Address: 56 Roman wharf Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Dear sir

I strongly object to the new plans submitted to 122 Roman wharf ,this property overlooks my house

And my Annex 56A Roman wharf ,I purchased this ex show house in the 90s the ex of 122 will dominate my light and view, it's far too high and goes up to the pavement on the corner ,from all my windows , and the Annex is a single story dwelling and will lose light and privacy ,already the property has 4 adults living there at 122 and with no facilities for their 4 vehicles and a truck parked on the shingle at the front which is what faces my front windows to block my whole view is not acceptable

There just isn't enough space to take such a big extension ,it will destroy my house and Annex And I can't accept that. I have in the past been refused dropped curbs at the front of my property Because it's on a bend ,the scale of this building is too tall and obtrusive for my house

Regards Hazel Hallam owner

Customer Details

Name: Miss Nina Strawson

Address: Barleywood 36 High Street Branston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate construction on this site, totally unbalanced in relation to existing dwellings.

The size of the extension suggests multiple occupancy.

Site not suitable for car parking.

Increased traffic and noise.

I own the house next door and the development is a quiet residential area

Customer Details

Name: Mr Christopher Taylor

Address: 58 Roman Wharf Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the development of this house in this way. Living directly across from the property the two storey side extension will effect me in the following ways:-

1. Due to the scale height & closeness to road the extension would still give an imposing feeling when viewed from my property.
2. Loss of sun light & light all year round.
3. Increased noise & disturbance due to closer proximity of the modified building._
4. The extension will have a negative impact on the character of the road & estate giving an out of balance look.
5. The proposed extension will put the property directly adjacent to the footpath. No where else on the estate does this happen. I feel all properties should be set back from the walk ways.
6. More vehicle congestion on the road due to parking space being lost to the extension & one on road parking space is not sufficient.

Regards,

Chris Taylor

Customer Details

Name: Mrs Kathleen Wallis

Address: 51 Roman Wharf Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please accept my objection to this planning.

This extension will change to look to the fine cosmetic design of the properties.

Once this is granted to relocate the original boundary, I feel that many other residents will apply to change their boundary line. I'm sure you are aware that the estate won awards for the construction and design.

Parking is already a problem and with the additional rooms, surely it will increase the on street parking. Commercial vehicles are already parking on the front garden. Without a dropped curb here, damage is being caused to the footpath edging.

The new boundary will be ahead of the tee junction in to the estate and for drivers lack of vision to oncoming traffic

Re: Planning Permission of
122 Roman Wharf Lincoln

Mr & Mrs GREGORY
89, ROMAN WHARF
LINCOLN LN1-1SN

Dear Sir or Madam,

As you can see by my address I live directly behind the above property.

I have been to the City Hall to have a look at the plans and a very helpful young lady explained the plans to me.

My husband and I have also spoken to the people at the address and they too have shown us on their property their plans.

My husband and I can see no reason that these plans should not go ahead.

We both feel it will be an asset to the area. We both understand you have to see all sides of the argument but we urge you to grant this permission

Yours sincerely
EA Gregory (Mrs)
DJ Gregory (Mr)

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: 2017/0986/HOU

With reference to this application dated 5 September 2017, relating to the following proposed development:

Address or location

122 Roman Wharf, Lincoln, LN1 1SR

Date application referred by the LPA
11 September 2017

Type of application: Outline/Full/RM/
Full Planning Application

Description of development

Erection of a two storey side extension and re-positioning of boundary wall (resubmission)

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

☒ **Does not wish to restrict the grant of permission.**

CONDITIONS (INCLUDING REASONS)

NO OBS - Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Case Officer: *Laura Rowett*

Date: 10/10/17

for Warren Peppard
County Manager for Development



City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2017/126240/01-L01
Your ref: 2017/0986/HOU
Date: 14 September 2017

Dear Sir/Madam

**Erection of a two storey side extension and re-positioning of boundary wall
(Resubmission)
122 Roman Wharf, Lincoln, Lincolnshire, LN1 1SR**

Thank you for your consultation of 11 September 2017 on the above application.

We have **no objection** to the proposed development, as submitted, but wish to make the following informative comments:

The site and wider area has been subject to previous investigation under Part 2A Environmental Protection Act 1990 by City of Lincoln Council.

Information for applicant

The proposed development lies over the former Fisons Site, a former landfill site that accepted waste material. The applicant should be advised of the presence of the former site as they may wish to carry out their own risk assessment.

Information for your authority

The Building Control department of your local authority may also wish to address the issue of subsurface gas when finalising the construction details of any new or modified structures on the site.

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

Yours faithfully

Keri Monger
Sustainable Places - Planning Adviser



Dear Sir/Madam

REFERENCE: 2017/0986/HOU

DEVELOPMENT: Erection of a two storey side extension and re-positioning of boundary wall (resubmission)

LOCATION: 122 Roman Wharf, Lincoln, LN1 1SR

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

Comment and information to Lincolnshire CC Highway SUDs Support

The Board Objects in Principle to any development in flood plain (Zones 2 and 3). However it is up to City of Lincoln Council as the planning Authority grant planning permission, appropriate mitigation should be put in place. A Flood Risk Assessment is not included in the Application. The reason the FFL of the original building is at a high level is so in is above the flood level in the Fossdyke Navigation.

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.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept the additional Surface Water.

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.

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Application Number:	2017/1109/HOU
Site Address:	51 Montaigne Crescent, Lincoln, Lincolnshire
Target Date:	7th December 2017
Agent Name:	John Haynes Architectural Design
Applicant Name:	Ms R Casey
Proposal:	Erection of single storey extensions to front, side and rear elevations.

Background - Site Location and Description

The application proposes single storey extensions to the front, side and rear of 51 Montaigne Crescent. The property is a detached bungalow.

The application is brought before Planning Committee as the applicant is an employee of the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 17th October 2017.

Policies Referred to

- National Planning Policy Framework
- Policy LP26 Design and Amenity

Issues

- Impact on Visual amenity
- Impact on Residential Amenity
- Impact on Highway Safety

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

Public Consultation Responses

No responses received.

Consideration

National and Local Planning Policy

Paragraph 56 of the National Planning Policy Framework states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraphs 63 and 64 are also key in highlighting that applicants should take the opportunities available for improving the character and quality of an area and the way it functions. Buildings and extensions should promote high levels of sustainability through good design and weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Policy LP26 of the Central Lincolnshire Local Plan adopted April 2017 relates to design and amenity standards 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.

Impact on Visual Amenity

With regard to visual amenity, the front addition would extend the majority of the width of the elevation and would project 1.2 metres from the front. An existing porch would be removed to accommodate the proposal. This hipped roof extension would contain two windows in the front and a door in the side. Officers are of the opinion that the front extension would be a minor addition to the property and would not appear unduly prominent when viewed from the wider area.

The side extension would be wider towards the rear of the bungalow resulting in two gables facing the side boundary. The extension would be set back 0.9 metres from the existing front elevation with a roof to slope away from Montaigne Crescent. It is considered that the extension would sit comfortably within the plot and would not appear unduly prominent when viewed from Montaigne Crescent.

The existing property is constructed from light buff brick and the front and side extensions which are visible from the street would be constructed from bricks to match as close as possible, with the rear constructed of render. Given the varied brick types in the area, Officers do not raise objections to the chosen materials.

Overall, it is considered that the proposals are acceptable and would not be harmful in terms of visual amenity.

Impact on Residential Amenity

In terms of the impact of the extension on residential amenity, part of the side extension would be positioned approximately 0.9 from side boundary with No. 49 Montaigne Crescent, the remainder of the extension would be wider and positioned on the boundary. The majority of the extension is positioned adjacent to the side elevation of neighbouring No. 49 and there is a small window within the side of No. 49 which faces the application site. The window has limited outlook given its existing position approximately 1 metre away from the close boarded boundary fence. The window would be adjacent to the part of the

extension that is on the boundary, however, this would be the part of the extension where the roof would meet the eaves and would therefore not be significantly higher than the existing fence. Furthermore, the neighbouring property is positioned to the west of the application property therefore loss of sunlight would be limited. Officers are therefore satisfied that the impact on the side window of No. 49 would not be unduly harmful.

There are windows proposed in the side elevation of the extension to the kitchen and bathroom, although the close boarded fence would ensure privacy is maintained between the two properties. A garage would be removed on the boundary with No. 49 to accommodate the side/rear projection. Given the position of the existing garage, on balance, it is not considered that the side/rear extension would cause a harmful impact on No. 49.

With regard to impact on No. 53 Montaigne Crescent, the extension would project 5.1 metres from the original rear elevation. There is an existing conservatory projecting approximately 3 metres which would be removed to accommodate the proposal. The extension would have a roof sloping away from No. 53 with a separation from the boundary of approximately 1 metre. Given its single storey nature, it is not considered that the extension would be overbearing or cause an unacceptable degree of loss of light when viewed from this neighbouring property. There are no windows in the side elevation facing No. 53 and therefore privacy would be maintained between the two properties.

It is not considered that there would be any further residential properties impacted upon by the proposal and overall the extension is acceptable in terms of its impact on residential amenity.

Impact on Highway Safety

A separation of 5.5 metres has been retained between the extension and the front boundary which is considered sufficient to enable a car to be parked on the driveway. It is not considered that highway safety will be compromised by the proposal.

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

Initial advice given by Officers.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed extension would not cause unacceptable harm to visual amenity, residential amenity or highway safety, in accordance with the relevant policies of the National

Planning Policy Framework and Central Lincolnshire Local Plan.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

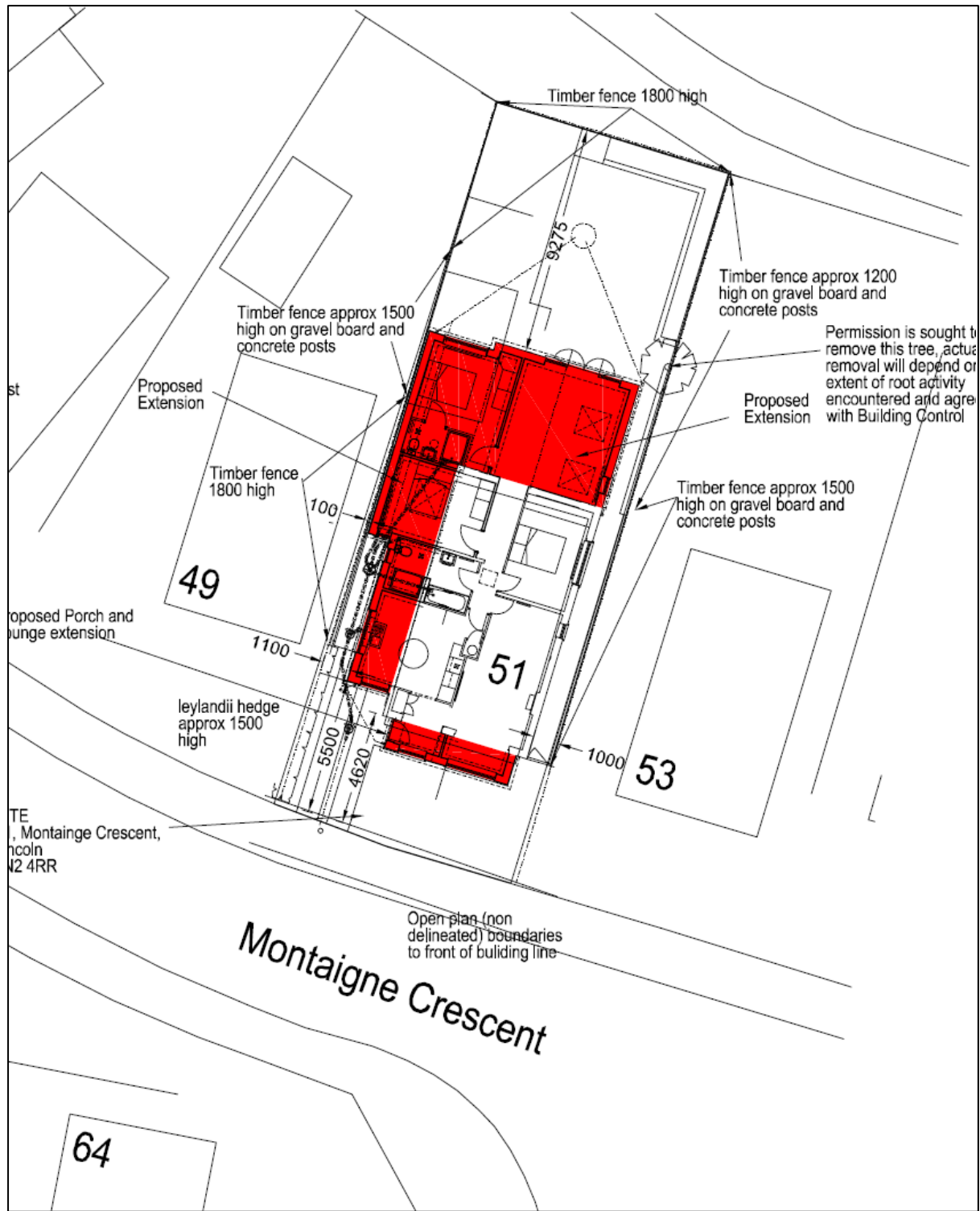
Standard time limit and plans conditions

51 Montaigne Crescent

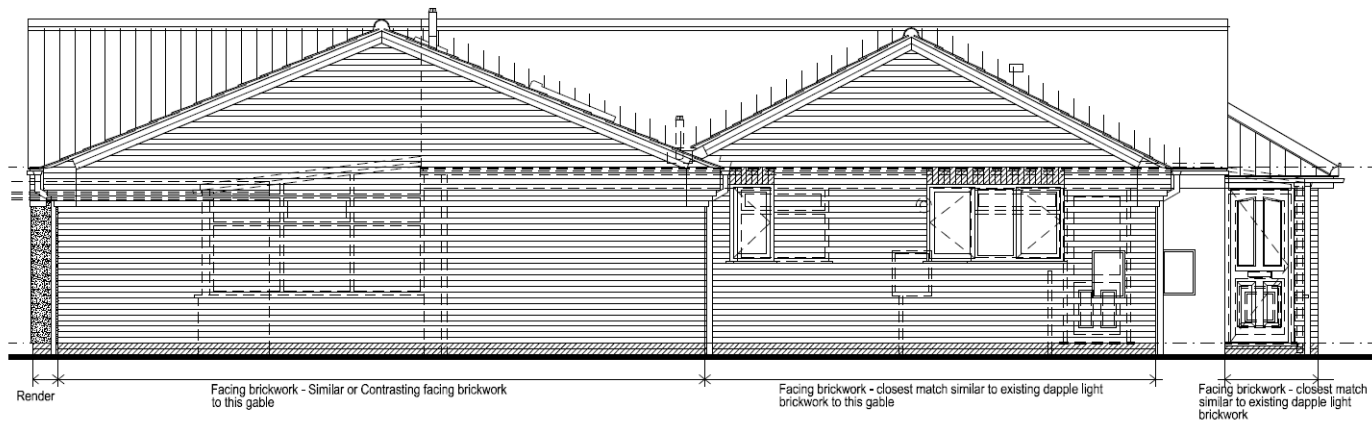
Drawings



Site Location Plan

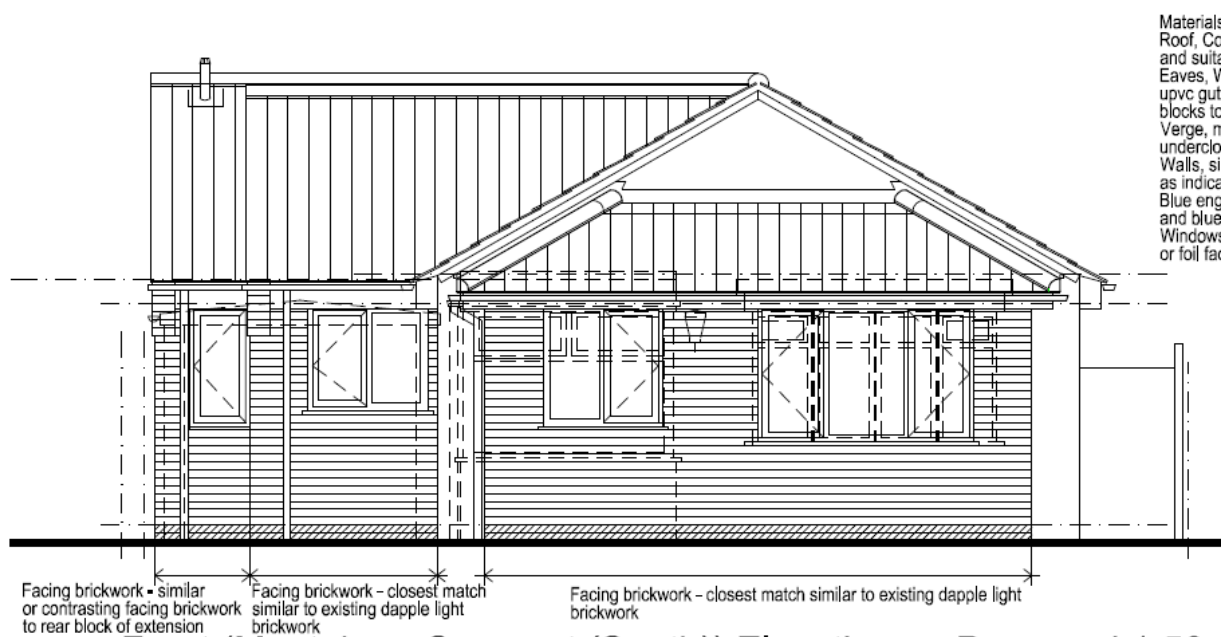


Block Plan



Side (Driveway (West)) Elevation as Proposed 1:50

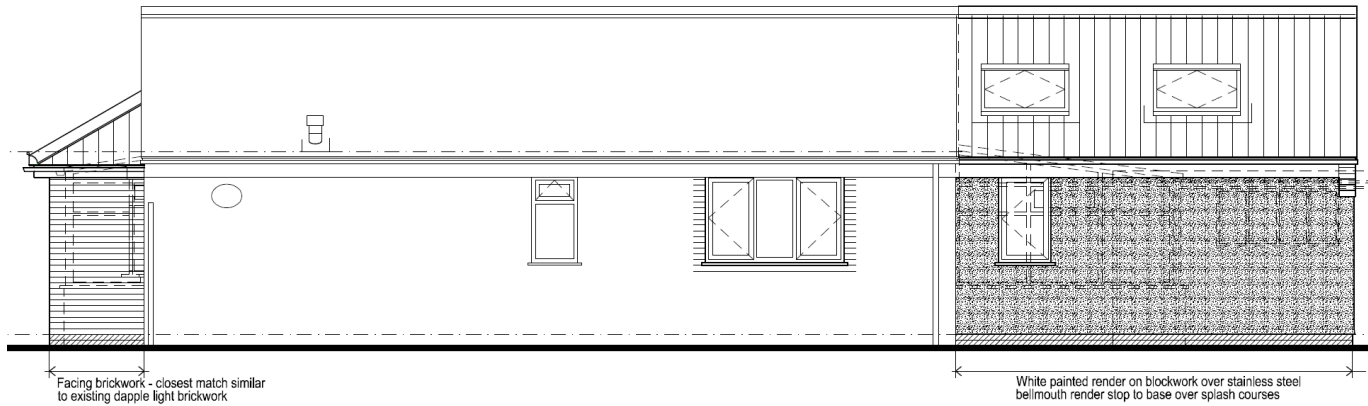
blue engineering brickwork splash courses and soldier courses to gable



Front (Montaigne Crescent (South)) Elevation as Proposed 1:50

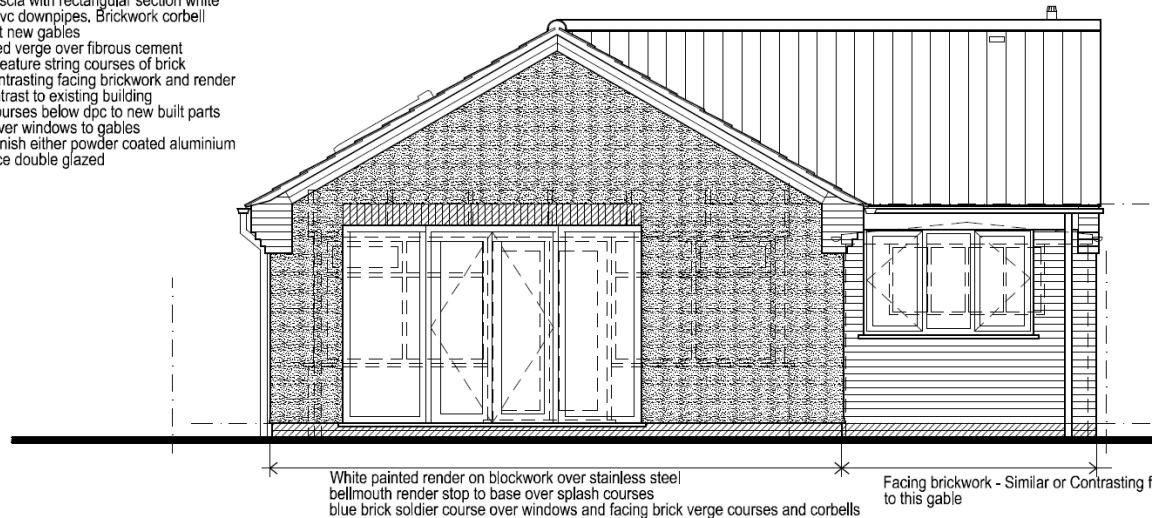
blue engineering brickwork splash courses to new extensions

Revisi
A 11 J
B 10 C



Side (Boundary (East)) Elevation as Proposed 1:50

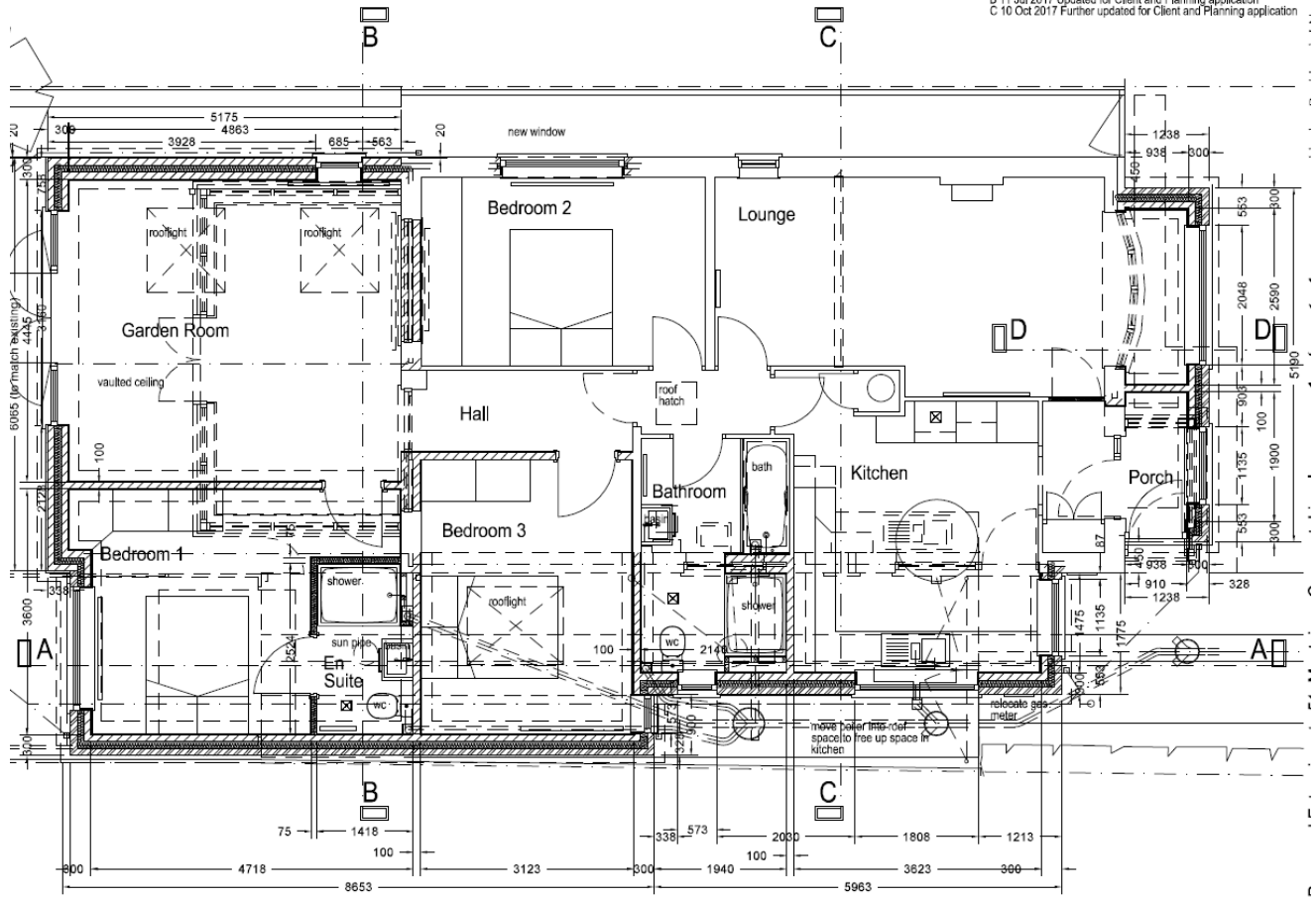
Roof, concrete masonry roof and to match existing verges and suitable for a pitch of between 22.5 and 30 degrees
Eaves, White upvc soffits and fascia with rectangular section white upvc gutter and square white upvc downpipes. Brickwork corbell blocks to stop fascia and soffit at new gables
Verge, mechanically fixed pointed verge over fibrous cement undercloak over 2no projecting feature string courses of brick
Walls, similar / matching and contrasting facing brickwork and render as indicated to blend with or contrast to existing building
Blue engineering brick splash courses below dpc to new built parts and blue brick soldier courses over windows to gables
Windows and doors, Coloured finish either powder coated aluminium or foil faced upvc to clients choice double glazed



Rear (Garden (North)) Elevation as Proposed 1:50

Revision:
A 11 Jul
B 10 Oct

revision
 A 06 Mar 2017 Minor updates drainage and foundations added
 B 11 Jul 2017 Updated for Client and Planning application
 C 10 Oct 2017 Further updated for Client and Planning application



Plan as Proposed 1:50

Floor Plan

Photographs



Front Elevation



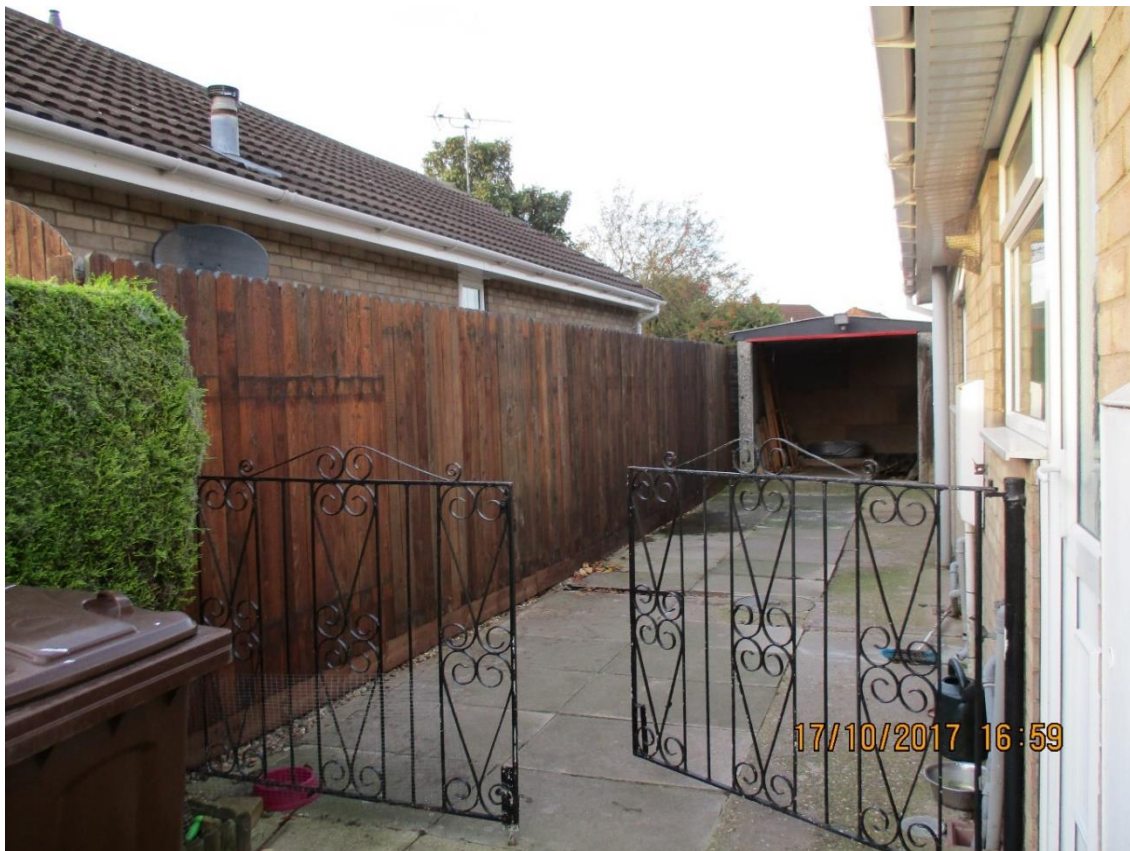
Rear elevation showing existing conservatory and garage



Rear elevation showing boundary with No. 53 Montaigne Crescent



Side of application property adjacent to No. 49 Montaigne Crescent



Side of application property adjacent to No. 49 Montaigne Crescent

Application Number:	2017/1110/ADV
Site Address:	Lincoln Transport Hub Development, Pelham Street, Lincoln
Target Date:	7th December 2017
Agent Name:	John Roberts Architects Ltd
Applicant Name:	Mrs Kate Ellis
Proposal:	Installation of perforated metal signage to North, East and West elevations, 1no. set of internally illuminated lettering and logo to South elevations, and 1no. fascia sign to South and East elevations of Multi-storey car park. Installation of 1no. set of internally-illuminated lettering and logo to East and West elevations of Lincoln Central Bus Station.

Background - Site Location and Description

Following the approval of the Transport Hub development which is now nearing completion, permission is sought for the adverts on the Multi Storey Car Park and Bus Station. Most of these adverts were indicatively shown on the approved Transport Hub plans, however formal approval is now required.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 18/10/2017.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan - Policy LP27

Issues

The main issues are as follows:-

1. Relevant Planning Policy; and
2. Visual amenity and public safety.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No objections

Public Consultation Responses

No responses received

Consideration

Principle of the Development

Policy LP27 of the Central Lincolnshire Local Plan states that "All proposals for the display of advertisements will have to comply with relevant national regulations and guidance. Where advertisement consent is required, such consent will be permitted if the proposal respects the interests of public safety and amenity, subject to the following criteria:

- The design (including any associated lighting and illumination), materials, size and location of the advertisement respects the scale and character of the building on which it is situated and the surrounding area, especially in the case of a listed building or within a conservation area; and
- The proposal would not result in a cluttered street scene, excessive signage, or a proliferation of signs advertising a single site or enterprise; and
- The proposal would not cause a hazard to pedestrians or road users; and
- The proposal would not impede on any surveillance equipment and would contribute positively to public perceptions of security.

The National Planning Policy Framework states that advertisements which clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts. The general policy principles outlined elsewhere in the Framework are also relevant as they refer to the quality of design. The proposals will be assessed in accordance to these local and national policies in respect of visual amenity and public safety as required by the Advertisement Regulations.

Visual Amenity

Multi Storey Car Park (MSCP)

The MSCP south elevation signage would feature brushed stainless steel letters and graphics stud fixed from face of brickwork which would have warm white LED halo illumination behind.

The North, East and West elevations would see the installation of perforated metal signage. The panels would incorporate a feature using a variety of diameter holes and spacing. The principle of this, as a design feature was approved as part of the full application however it is now confirmed that the lettering will read "Lincoln Central Car Park".

Fascia signs to the car park entrances on the South and East elevations would also be incorporated with a dark bronze background to match the mesh cladding on the car park.

Bus Station

Permission is sought to install internally-illuminated lettering and logos to the east and west elevations of Lincoln Central Bus Station. These would match those proposed on the MSCP and consist of brushed stainless steel letters and graphics stud fixed from the face of the brickwork which would have warm white LED halo illumination behind.

It is considered that the proposed adverts would be appropriate in scale to both the car park and bus station and are of a design in keeping with the modern architecture of the newly built transport hub development. The lighting is at an appropriate level so as not to have an impact on the character of the conservation area and similarly the amount of signage, on a development of this size would not be excessive.

Highway Safety

The Highways Authority have raised no objections to the proposal. The proposal would not cause a hazard to pedestrians or road users, the signs are on the building itself with no projection from the building. The lighting levels would be low to provide a halo effect rather than a bright light capable of causing a hazard to road users. Similarly the adverts on the building would not cause an obstruction to any CCTV cameras.

Conclusion

The advertisement scheme would not have an unduly harmful impact on visual amenity or highway safety in accordance with policy LP27 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

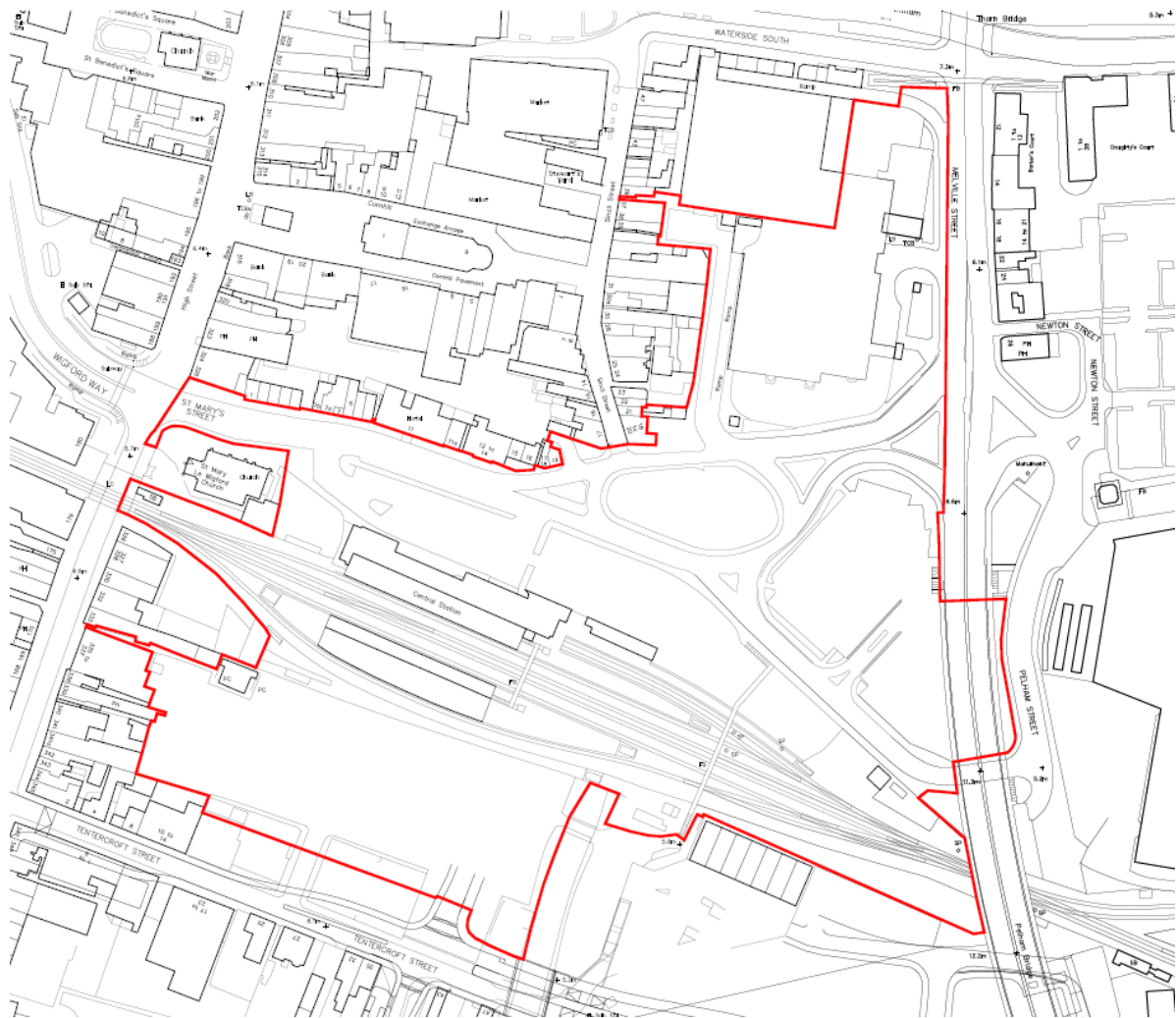
Standard Conditions

Standard advert conditions controlling them for a period of 5 years.

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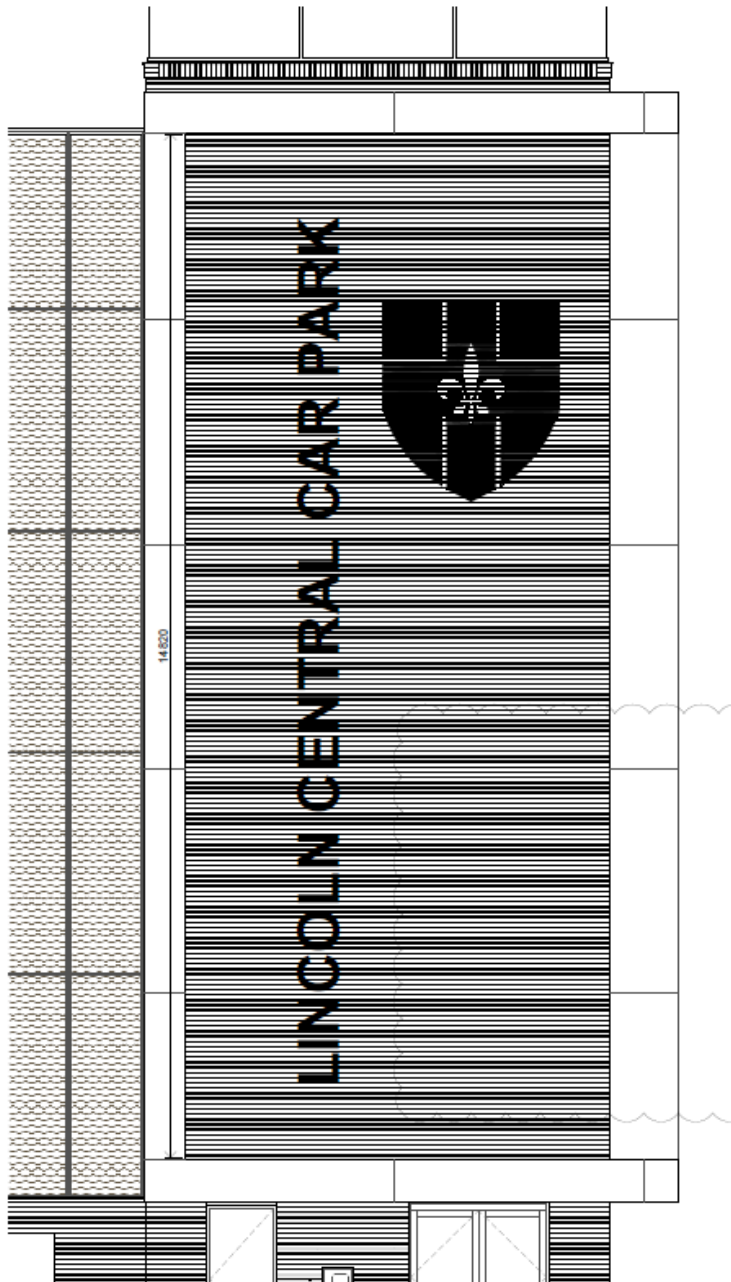
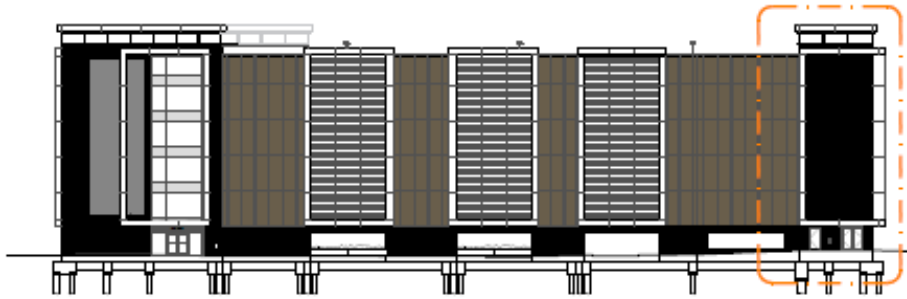
Transport Hub Plans

Site Location Plan

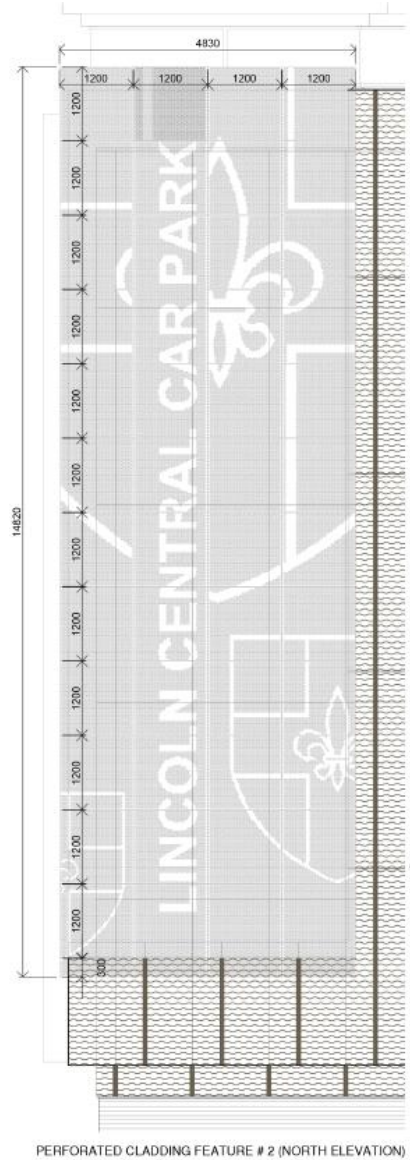
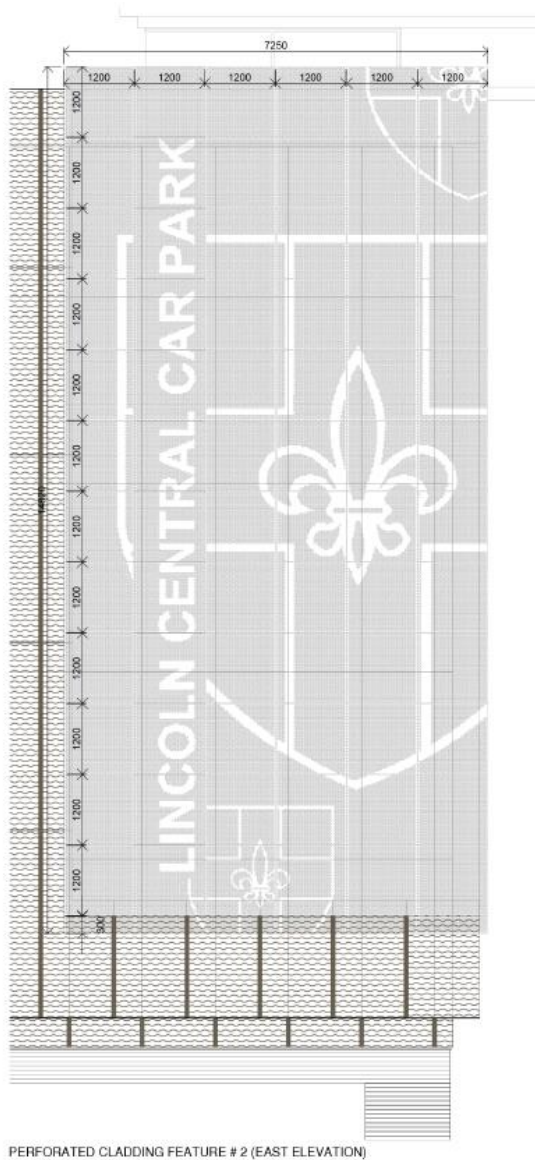
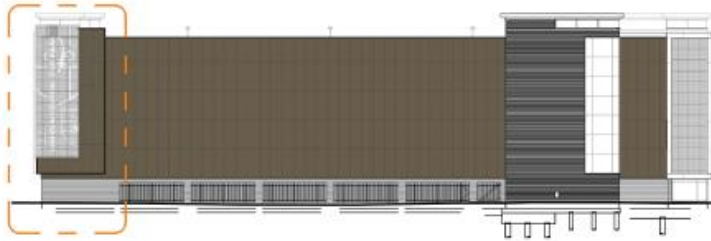
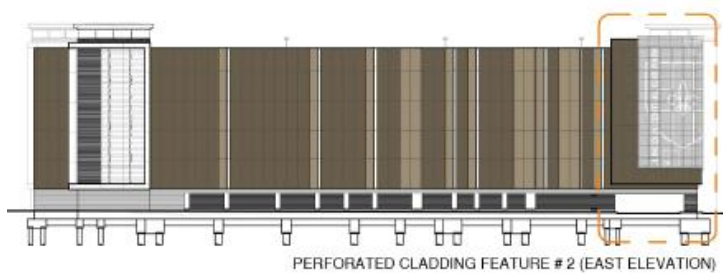


Elevations

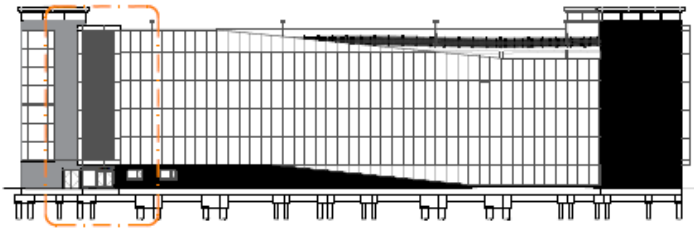
MSCP South Elevation



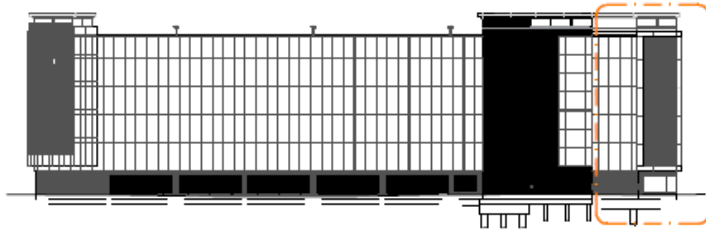
MSCP East/North Elevations



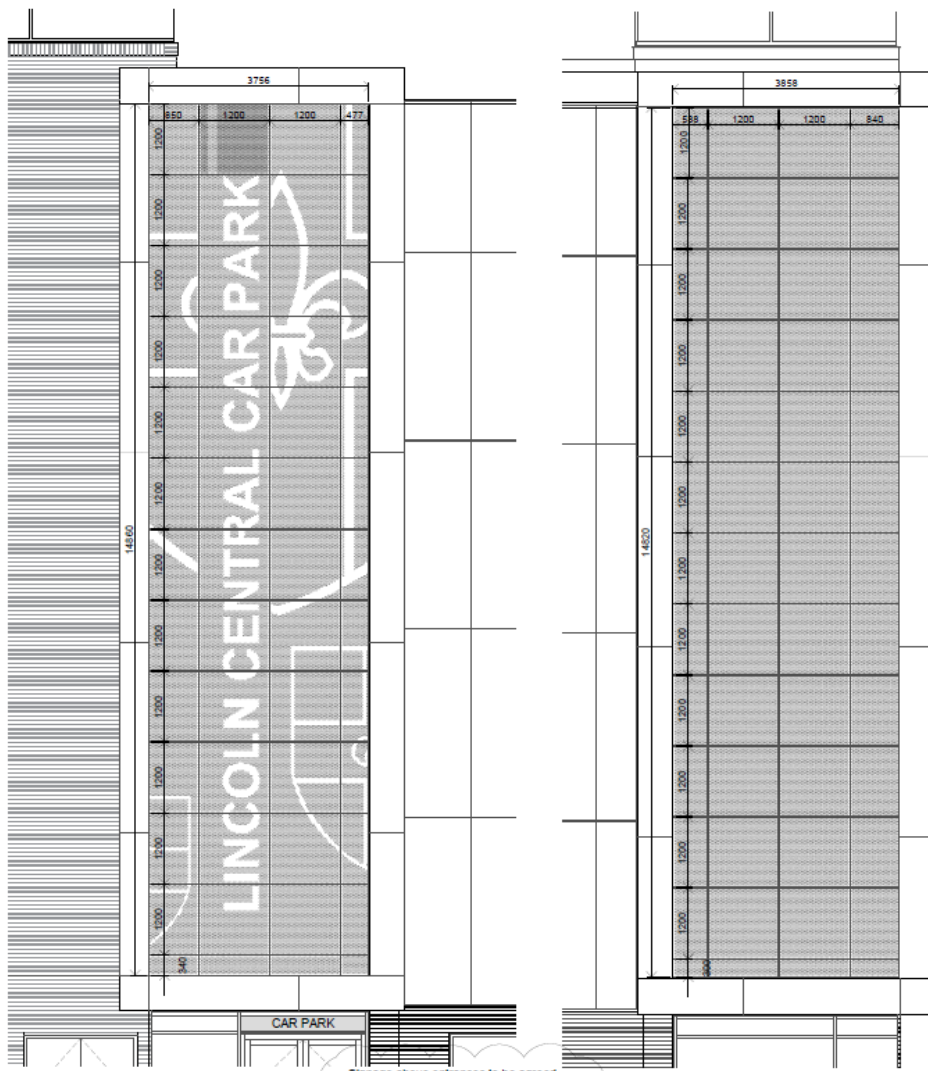
MSCP West/North Elevations



PERFORATED CLADDING FEATURE # 3 (WEST ELEVATION)



PERFORATED CLADDING FEATURE # 3 (NORTH ELEVATION)

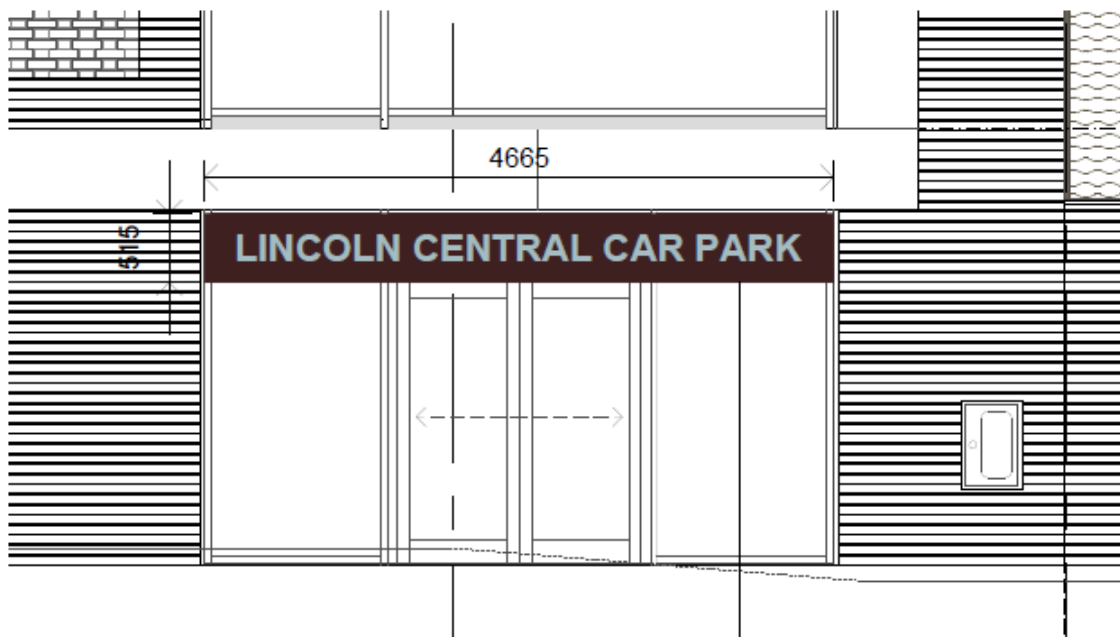


PERFORATED CLADDING FEATURE # 3 (WEST ELEVATION)

PERFORATED CLADDING FEATURE # 3 (NORTH ELEVATION)

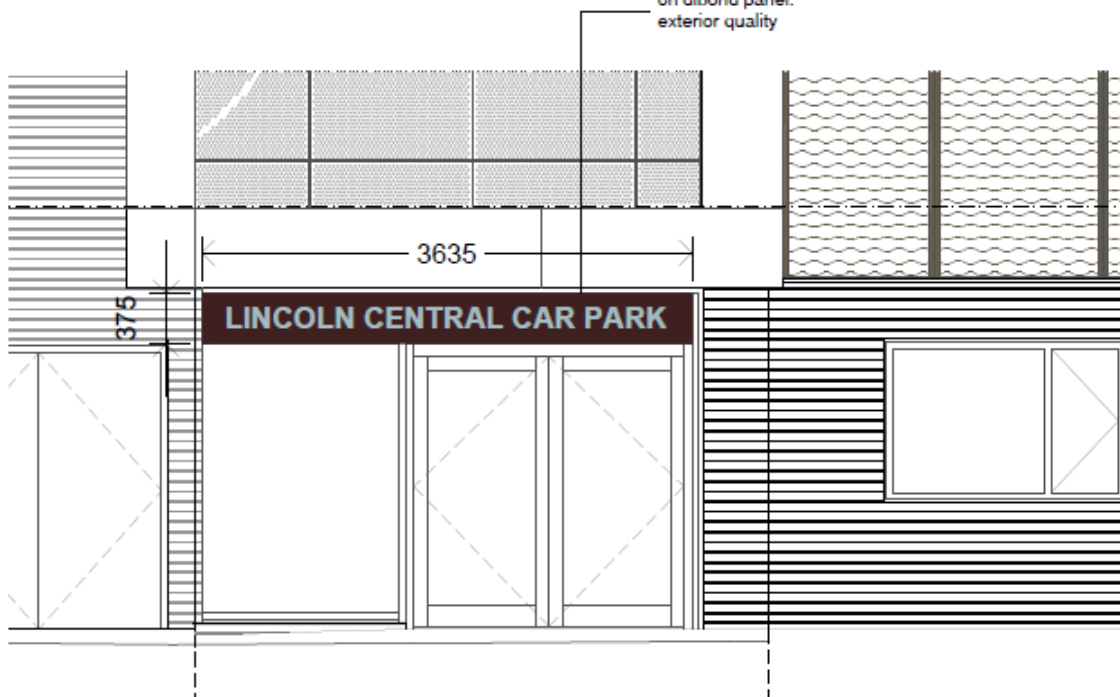
Signage above entrances to be agreed

MSCP Entrance signage



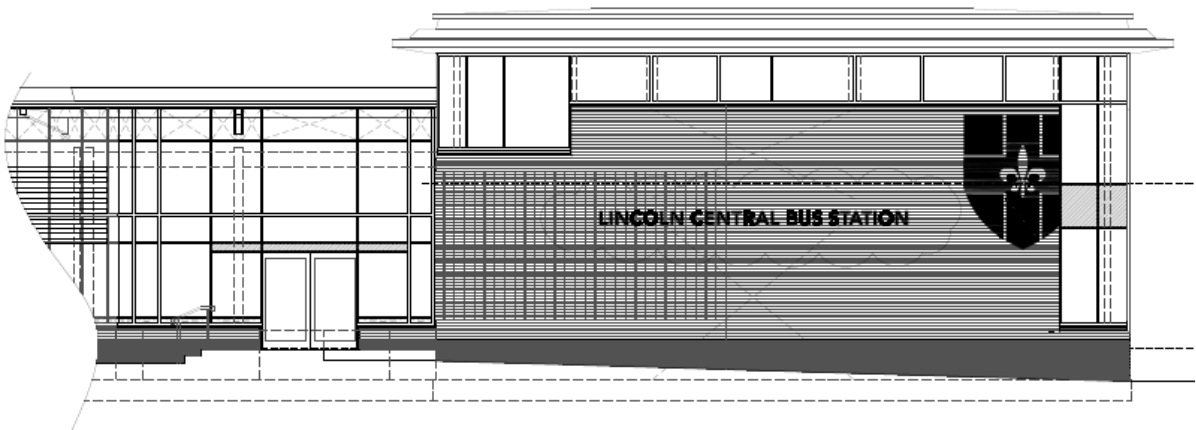
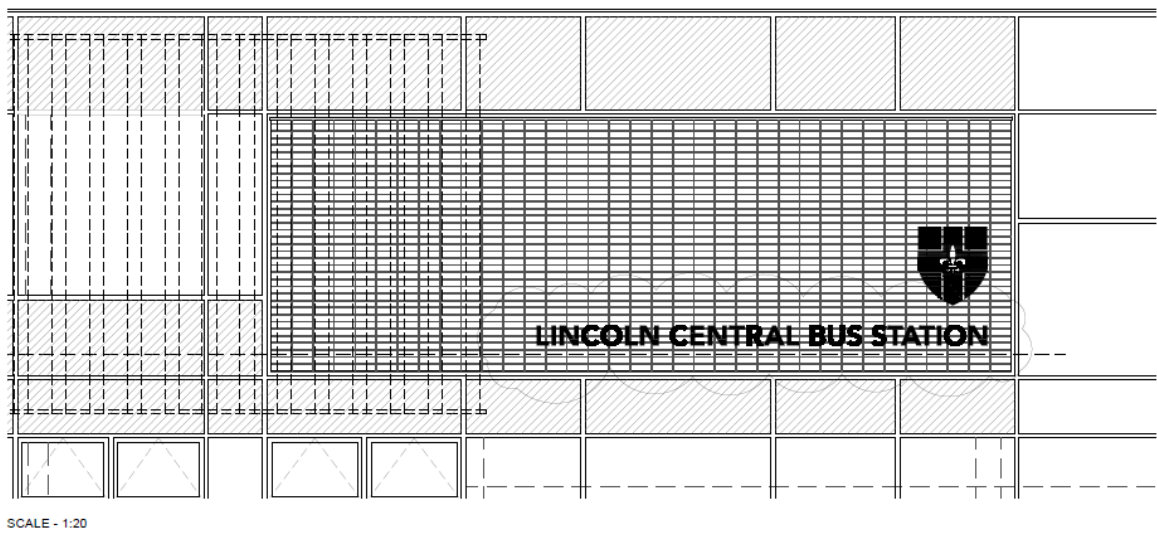
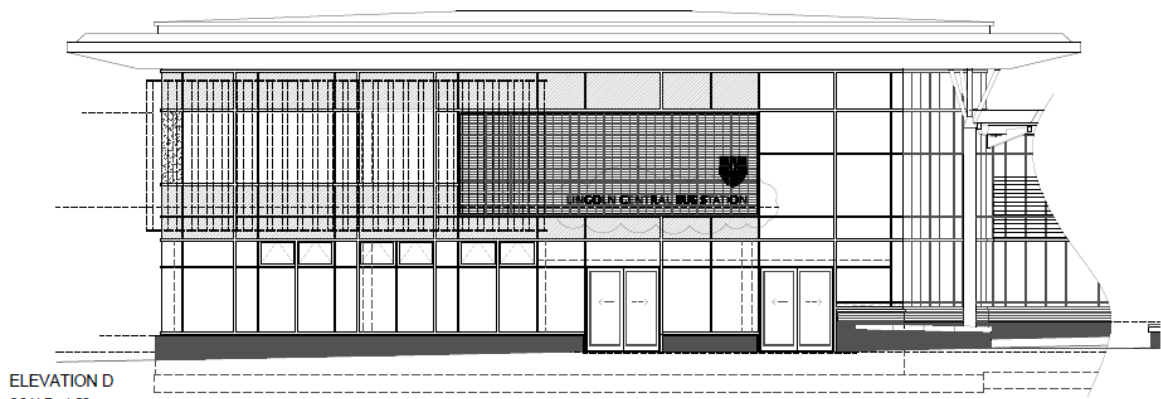
SOUTH WEST ENTRANCE : SOUTH ELEVATION

Signs to be digital print
on dibond panel:
exterior quality

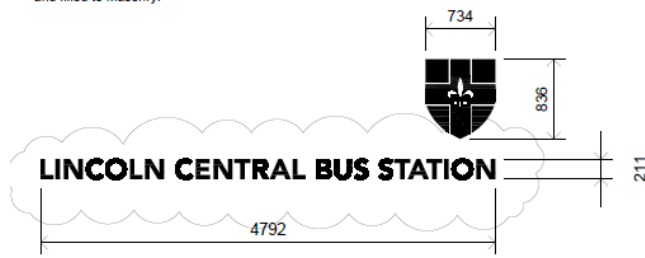


NORTH WEST ENTRANCE : EAST ELEVATION

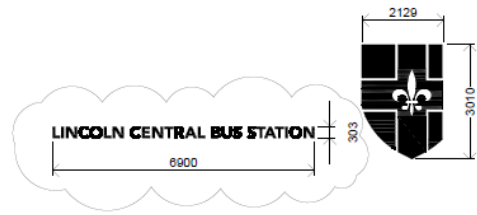
Bus Station Signage



External signage to be individual letters and symbols raised on studs and fixed to masonry.



EXTERNAL SIGNAGE TO ELEVATION D
SCALE - 1:20



EXTERNAL SIGNAGE TO ELEVATION L
SCALE - 1:50

Site Photos



Consultee Responses

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: 2017/1110/ADV

With reference to this application dated 11 October 2017, relating to the following proposed development:

Address or location

Land bounded by Sincil Street, Waterside South, Melville Street, Tentercroft Street and High Street, Lincoln

Date application referred by the LPA
12 October 2017

Type of application: Outline/Full/RM/
Full Planning Application

Description of development

Installation of perforated metal signage to North, East and West elevations, 1no. set of internally illuminated lettering and logo to South elevations, and 1no. fascia sign to South and East elevations of Multi-storey car park. Installation of 1no. set of internally-illuminated lettering and logo to East and West elevations of Lincoln Central Bus Station.

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

☒ **Does not wish to restrict the grant of permission.**

CONDITIONS (INCLUDING REASONS)

NO OBS - Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Case Officer: *Laura Rowett*

Date: 26/10/17

for Warren Peppard
County Manager for Development

SUBJECT: BROWNFIELD LAND REGISTER

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: TOBY FORBES TURNER, PRINCIPAL PLANNING POLICY OFFICER

1. Purpose of Report

- 1.1
 - To provide Planning Committee with an overview of the new requirements of the Town and Country Planning (Brownfield Land Register) Regulations 2017
 - To set out how the Planning Team within DCE will implement the Brownfield Land Register
 - To advise Planning Committee that the Council amends the Constitution to include decision making associated with its forthcoming Brownfield Land Register.

2. Executive Summary

- 2.1 On 16th April 2017 the Government's Town and Country Planning (Brownfield Land Register) Regulations 2017 came into force which introduced a requirement on Local Planning Authorities to publish and maintain a Brownfield Land Register (BLR). Brownfield land refers to land which has previously been developed and is or has been occupied by a permanent structure. The Government's definition of previously developed land is set out in the glossary at Annex 2 of the National Planning Policy Framework (NPPF).
- 2.2 There is a legal requirement for all Local Authorities to comply with the deadline for publication of Part 1 of the register by 31st December 2017. DCLG have published a prescribed format that all local authorities must use to publish their data.

3. Background

- 3.1 The purpose of the Brownfield Land Register is to provide up-to-date, publicly available and consistent information on sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in the aforementioned Regulations. According to DCLG, *"This will provide certainty to developers and communities, encourage investment in local areas, bring forward derelict and underused land for new homes and ultimately speed up the development process"*
- 3.2 Part 1 – which is mandatory includes details of all sites within the District which are categorised as previously developed land irrespective of planning status and meet the following criteria:
 - The land must be at least 0.25ha and have capacity to accommodate at

least 5 dwellings

- The land must be 'suitable' for residential development
- The land must be 'available' for residential development
- Housing development on the land must be 'achievable'

- 3.3 The terms 'suitable', 'available' and 'achievable' are defined in regulation 4. In summary 'suitable' in that there is an existing site allocation, planning permission or permission in principle, or the Council considers that the land would otherwise be suitable for residential development, 'available' in that the landowner has expressed an intention to sell or develop the land or the Council considers it could otherwise be made available, 'achievable' in that new housing development could realistically be achieved on the land within 15 years.
- 3.4 There is a legal requirement for all Local Authorities to comply with the deadline for publication of Part 1 of the register by 31st December 2017. DCLG have published a prescribed format that all local authorities must use to publish their data.
- 3.5 Part 2 of the Brownfield Land Register is effectively a subset of Part 1 which allows LPA's to select sites that it considers to be appropriate to grant permission in principle (PiP) for housing led development. This is an additional tool that the Government has created and the Council must carefully considered whether it is beneficial to use it, and if so where. The inclusion of sites on Part 2 of the register is at the Council's discretion and requires a clear, transparent and consistent approach.
- 3.6 The new regulations stipulate very precisely what matters can be taken into account when granting Permission in Principle, and which matters cannot. Crucially, unlike normal planning applications it would usually fall to the Council, and not the developer, to undertake any technical surveys necessary to confirm that a site is suitable and developable. This would have significant resource and financial implications for the authority if the non-statutory Part 2 of the register was pursued at this time.
- 3.7 All sites that are entered into Part 2 of the Register by the LPA are automatically granted 'permission in principle' which cannot be revoked and normally remains for 5 years. Sites can be included in part 1 which are not in part 2.
- 3.8 A 'permission in principle' is similar to an outline planning permission, although it is not itself a planning consent. There is a mandatory statutory consultation process the same as planning applications, mandatory publicity requirements including the display of site notice, entry onto the Council's Planning register and a 42 day public consultation period when a Part 2 list is first drafted (and then 21 days at future annual reviews). The Council will take into account matters raised during the consultation to determine whether or not it should be entered into Part 2 of the register.
- 3.9 A 'permission in principle' does not amount to a full planning permission and therefore development cannot commence without additional information being submitted to and approved by the Council. The additional information is known as a 'technical details consent' and is similar to an application for reserved matters.

- 3.10 A 'Permission in Principle' plus a Technical Details Consent equals a full planning permission to build. A 'permission in principle' is valid for a period of five years. Once a site is built out it is removed from the register. After the Council has published its Brownfield land register it is required to review it annually.

4. Implementation of Part 1 of the Brownfield Land Register

- 4.1 The mandatory part of the register (Part 1) must be published by 31st December 2017. The task is currently being carried out by the Principal Planning Policy Officer with support from the DM Team Leader and Planning Manager.
- 4.2 The task comprises of a review of sites that have previously been identified by the Strategic Housing and Economic Land Availability Assessment (SHELAA) which forms part of the evidence base in support of the recently adopted Central Lincolnshire Local Plan plus any sites that it is felt meet the Brownfield Land definition criteria. To date, approximately 15 sites are proposed be put forward as sites to be included in Part 1 of the Brownfield Land Register. All these sites with the exception of 1 are either allocated housing sites in the Local Plan or have an extant planning permission. The one exception is a brownfield land site which was submitted as part to the SHELAA but which was not taken forward due to the small size of the site but it does meet the Brownfield Land Register definition criteria.
- 4.3 DCLG have confirmed that the intention is for Brownfield Registers to complement existing information, rather than seek to add significant additional burdens on local authorities. As such, and going forward as part of the annual review of the Brownfield Land Register, a call for sites could be combined with the annual update of the SHELAA. This will ensure that efforts are not duplicated and should make the process straightforward for any landowners wishing to submit a site.
- 4.4 **Amendment to the Constitution**
- 4.5 As the Regulations are new legislation, the Council's Constitution requires updating to permit their implementation. A formal decision is therefore required by the Council in respect of where in the Constitution these decision powers should be placed. As the Regulations are intended to deliver outcomes equivalent to the granting of planning permissions, it is proposed that the decisions referring to the Brownfield Land Register should be added to the scheme of delegation to The Planning Committee under Article 3 of the Constitution.
- 4.6 The consultation process required by Part 2 of the Register is very similar to that required by an application for planning permission. It is also therefore proposed that decisions relating to entry of land in Part 2 of the Register be added to the scheme of delegation to The Planning Committee under Article 3 of the Constitution, and be subject of the same 'call-in' procedures applied to applications for planning permission.

5. Strategic Priorities

5.1 Let's Drive Economic Growth

The intention of the Brownfield Land Register is to encourage investment in local

areas, bring forward derelict and underused land for new homes and ultimately speed up the development process.

5.2 Let's Deliver Quality Housing

It is intended that the production of Brownfield Land Registers will identify and bring forward sites for housing.

6. **Organisational Impacts**

6.1 Finance (including whole life costs where applicable)

None at this stage as work relating to Part 1 of the Brownfield Land Register will be delivered from within the Planning Team. However if the Council wishes to pursue Part 2 then significant extra resources in the form of officer time will need to be made available.

6.2 Legal Implications including Procurement Rules

It is a legal requirement for the Council to collate and publish a Brownfield Land Register by 31 December 2017. This report is intended to ensure that the Council complies with these requirements.

6.3 Equality, Diversity & Human Rights (including the outcome of the EA attached, if required)

A full EIA is not required for this report.

7. **Risk Implications**

7.1 (i) Options Explored

Do not prepare a Brownfield Land Register.

7.2 (ii) Key Risks Associated with the Preferred Approach

The Council would be in breach of the legal requirements contained within the 2017 Brownfield Land Register Regulations.

8. **Recommendation**

8.1 That Planning Committee note this report on the new requirements of the Town and Country Planning (Brownfield Land Register) Regulations 2017

8.2 That Planning Committee note how the Planning Team within Directorate of Communities and Environment will implement the Brownfield Land Register

8.3 That Planning Committee note of the intention that the Council will amend the Constitution to include decision making associated with its forthcoming Brownfield Land Register.

Is this a key decision? No

Do the exempt information categories apply? No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply? No

How many appendices does the report contain? None

List of Background Papers: None

Lead Officer: Toby Forbes Turner, Principal Planning Policy Officer
Telephone (01522) 873804

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SUBJECT:	EXCLUSION OF THE PRESS & PUBLIC
DIRECTORATE:	CHIEF EXECUTIVE & TOWN CLERK
REPORT AUTHOR:	CAROLYN WHEATER, MONITORING OFFICER

1. Purpose of Report

- 1.1 To advise members that any agenda items following this report are considered to contain exempt or confidential information for the reasons specified on the front page of the agenda for this meeting.

2. Recommendation

- 2.1 It is recommended that the press and public be excluded from the meeting at this point as it is likely that if members of the press or public were present there would be disclosure to them of exempt or confidential information.

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