



PLANNING COMMITTEE

Wednesday, 3 January 2018

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 and Naomi Tweddle
- Substitute members: Councillors Jackie Kirk and Neil Murray
- Officers attending: Mick Albans, Emma Brownless, Simon Cousins, Democratic Services, Bruce Kelsey and Kieron Manning and Paul Thompson.
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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

SECTION A	Page(s)
1. Confirmation of Minutes - 08 November 2017	5 - 18
2. Declarations of Interest	
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.	
3. Work to Trees in City Council Ownership	19 - 24

4. Allotment Capital Development Programme - Removal of Trees (Phase Two)	25 - 34
5. Confirmation of Tree Preservation Order 155	35 - 42
6. Applications for Development	
(a) Land Adjoining Boultham Medical Practice, Boultham Park Road, Lincoln.	43 - 84
(b) Site of Former Superbowl, Valentine Road, Lincoln	85 - 122
(c) 1 Shearwater Road, Lincoln.	123 - 158
(d) 39 Foster Street, Lincoln.	159 - 174
(e) 97 Vernon Street, Lincoln.	175 - 190
(f) Lincoln Transport Hub Development, Bus Station, Pelham Street, Lincoln.	191 - 200
(g) 64 Broadway, Lincoln.	201 - 212

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

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.