

PLANNING COMMITTEE

Wednesday, 15 August 2018

5.30 pm

Committee Rooms 1-2, City Hall

Membership:	Councillors Jim Hanrahan (Chair), Naomi Tweddle (Vice-Chair), Biff Bean, Bill Bilton, Alan Briggs, Kathleen Brothwell, Chris Burke, Bob Bushell, Gary Hewson, Ronald Hills and Edmund Strengiel
Substitute members:	Councillors Jackie Kirk and Neil Murray
Officers attending:	Mick Albans, Emma Brownless, Simon Cousins, Democratic Services, Kieron Manning, Becky Scott and Louise Simpson

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 - 20 June 2018	5 - 26
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	27 - 32
4. Confirmation of Tree Preservation Order No 157	33 - 40

5. Applications for Development

(a) 30 Portland Street, Lincoln	41 - 48
(b) 40 De Wint Avenue, Lincoln	49 - 86

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 (AS AMENDED)

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 Planning Application File. This is a file with the same reference number as that shown on the Agenda for the Application. Information from the planning application file is available online at <https://development.lincoln.gov.uk/online-applications/>

The application files contain 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 Applications referred to in the Reports on the Agenda for the particular application or in the Planning Application specified above.
 3. Central Lincolnshire Local Plan – Adopted April 2017
 4. National Planning Policy Framework - March 2012
 5. Applications which have Background Papers additional to those specified in 1 to 5 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 5 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.

Present: Councillor Bob Bushell (*in the Chair*),
Councillor Biff Bean, Councillor Alan Briggs, Councillor
Kathleen Brothwell, Councillor Chris Burke, Councillor
Gary Hewson, Councillor Ronald Hills, Councillor
Lucinda Preston and Councillor Edmund Strengiel

Apologies for Absence: Councillor Jim Hanrahan, Councillor Naomi Tweddle and
Councillor Bill Bilton

14. Appointment of Chair

RESOLVED that in the absence of the Chair and Vice Chair, Councillor Bushell be appointed as Chair for the duration of tonight's meeting.

Councillor Bushell took his seat as the Chair.

15. Confirmation of Minutes - 23 May 2018

RESOLVED that the minutes of the meeting held on 23 May 2018 be confirmed.

16. Declarations of Interest

Councillor Edmund Strengiel declared a Personal Interest with regard to the agenda item titled 'Application for Development: Land at Westbrooke Road, Lincoln. (Phase 4)'.

Reason: He had met a member of staff from Chestnut Homes present in tonight's audience at another meeting in relation to a totally different matter. This staff member was not speaking at Planning Committee this evening.

Councillor Gary Hewson declared a Personal Interest with regard to the agenda item titled 'Application for Development: 129 Yarborough Road, Lincoln.'

Reason: He knew one of the objectors to the planning application, but not as a close associate.

Councillor Lucinda Preston declared a Personal Interest with regard to the agenda item titled 'Application for Development: 129 Yarborough Road, Lincoln.'

Reason: She knew one of the objectors to the planning application, but not as a close acquaintance.

17. Change to Order of Business

RESOLVED that the order of business be amended to allow the following reports to be considered before the remaining agenda items.

- Land Adjacent to A46 Ring Road and North of Queen Elizabeth Road, Lincoln.
- 35 Newark Road, Lincoln.
- 61 St Catherines, Lincoln.

18. Application for Development: Land Adjacent to A46 Ring Road and North of Queen Elizabeth Road , Lincoln

The Planning Manager:

- a. advised that planning permission was sought for:
 - The erection of 325 dwellinghouses, including 8 flats, facilitated by the demolition of existing flats known as Garfield View and Woodburn View.
 - Associated infrastructure and external works including new footpath link to Clarendon Gardens, the provision of new parking bays to Garfield Close and Woodburn Close and hard and soft landscaping and children's play area (*revised plans*).
- b. advised that the planning application brought together two parcels of land in separate ownership as detailed within associated plans shown in the officers report
- c. described the location of the site situated within Ermine West to the north of the city, adjoining development to the south within the residential streets which ran perpendicular to Queen Elizabeth Road and between the main north-south routes of Burton Road and Riseholme Road
- d. stated that the site shown as being allocated for housing in the Central Lincolnshire Local Plan
- e. reported that as outlined in the Lincoln Townscape Assessment, “the majority of the current townscape of the Ermine West Character Area dated from the building of the Ermine West Estate by the City of Lincoln Council in the Post-War Period [1946-1966 AD]”
- f. 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 LP9: Health and Wellbeing
 - Policy LP10: Meeting Accommodation Needs
 - Policy LP11: Affordable Housing
 - 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 LP17: Landscape, Townscape and Views
 - Policy LP18: Climate Change and Low Carbon Living
 - Policy LP20: Green Infrastructure Network
 - Policy LP21: Biodiversity and Geodiversity
 - 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 LP49: Residential Allocations - Lincoln
 - National Planning Policy Framework

- g. outlined the responses made to the consultation exercise
- h. referred to the update sheet which contained revised site layout plans, together with a response received from the Highways Authority
- i. advised members of the main issues to be considered as part of the application as follows:
 - The Principle of the Development;
 - Provision of Affordable Housing and Contributions to Services;
 - The Design of the Proposals and their Visual Impact;
 - Implications of the Proposals upon Amenity;
 - Sustainable Access, Highway Safety and Air Quality;
 - Other Matters; and
 - Planning Balance.
- j. concluded that:
 - The presumption in favour of sustainable development required by the National Planning Policy Framework would apply to the proposals as there would not be conflict with any of the three strands of sustainability that would apply to development as set out in the planning balance.
 - There would not be harm caused by approving the development so it was considered that the application should benefit from planning permission for the reasons identified in the report and subject to the planning conditions outlined below.

Michael Foster, local resident, addressed Planning Committee in opposition to the proposed development, covering the following main points:

- He lived at 35 Garfield Close.
- The proposals would impact on his property.
- His property shared a boundary with Garfield View which was to be demolished.
- He had submitted a planning application in relation to adjacent land to Garfield View which had been acknowledged and accepted by the Planning Department.
- He discussed his concerns at a meeting at Sudbrooke Community Centre on 18 September 2017.
- He was asked whether he was for or against the planning application by council staff.
- He was not for or against the proposals.
- He had not received any consultation documents in accordance with planning regulations.

Members sought clarification as to whether Mr Foster had been consulted regarding the planning application before us this evening.

Kieron Manning, Planning Manager confirmed that a full consultation process had been conducted in accordance with planning regulations including the positioning of site notices.

Members discussed the content of the report in further detail, raising the following main points:

- Widening of the cul-de-sac or a new entrance in/out of the development would be required.
- Whether the development would cause sufficient impact on traffic to warrant refusal or whether it wouldn't was a matter of perception.
- Members were being asked to agree to a development with more than normally acceptable noise levels to avoid re-drawing of the scheme.
- Concerns were raised regarding pollution levels with the proposed development being close to the by-pass.
- The County Council was seeking funding to monitor a travel plan, which members had not had sight of in order to make a judgement regarding its content.
- There was only one objection received from Garfield Close regarding the flats to be demolished.
- Concerns were raised regarding traffic flow, parking, and access for emergency vehicles.
- There was a lack of cycle routes
- Poor bus services.

The Planning Team Leader offered the following points of clarification to members in response to queries raised:

- Revised drawings had been requested to facilitate cul-de-sac widening to service the development.
- A Noise Impact Assessment conducted by the Pollution Control Officer had concluded that internal noise levels to the worst affected homes were approximately 5 decibels above that recommended by him. Planning officers were of the opinion that this could be dealt with by further mitigation measures to the properties concerned.
- There was a solid barrier of buildings at the northern edge of the development.
- British standard noise levels were a guide to recommended ideals only. The noise levels in relation to this scheme must be balanced against the benefits of this critical number of new houses allocated as residential development in the Local Plan. It was the remit of members to determine whether they agreed with this balance.
- A Travel Plan could only be afforded limited weight as it would be difficult to enforce and reliant on the good will of any applicant. It would not be possible to get every resident sign up to the Travel Plan.
- Connectivity to and from the development would be 'car born' bearing in mind its location and the type of homes being built here. The Highways Authority had given its opinion that there would not be a severe impact on safety. It was accepted that there would be impact on traffic, however, not so harmful as to warrant refusal of planning permission.
- In respect of air pollution, the city had achieved great strides in achieving improvements to air quality in the worst areas. The Pollution Control Officer had not raised any grave concerns and was satisfied pollution levels in the area were acceptable. Cars on the A46 were passing through an open space which resulted in less impact on pollution levels compared to urban areas.

RESOLVED that planning permission be delegated to the Planning Manager to

grant planning permission subject to the satisfactory signing of S106 agreements to secure financial contributions in relation to affordable housing, development of primary education, playing fields/play space and health provision, receipt of revised drawings for cul-de-sac widening and subject to the following conditions:

- Timeframe of Permission (3 Years);
- Approved Plans;
- Schemes to provide Affordable Housing and deal with Impact upon NHS Services and Playing Fields/Play Space;
- Materials of Construction (including surfacing);
- Scheme of Landscaping and Boundary Treatments;
- Scheme of Foul Drainage;
- Contaminated Land Remediation;
- Controls over Scheme for Site Surface Water Drainage;
- Highway Access and Parking;
- Revised Travel Plan before Implementation of the Development (if not amended);
- Strategy for Site Lighting;
- Finished Site Levels;
- Scheme of Noise Mitigation;
- Scheme for Ecological Enhancement and Mitigation including tree protection;
- Scheme for Electric Vehicle Recharging Points
- Hours of Construction Working and Deliveries; and Construction Management

19. Application for Development: 35 Newark Road, Lincoln

The Planning Team Leader:

- a. advised that the application proposed the conversion of an existing dwellinghouse into a ground floor flat and first/second floor maisonette (part retrospective) at 35 Newark Road, Lincoln a three storey mid-terrace property
- b. reported that the application property had been occupied as two flats for at least 7 years without the benefit of planning approval, this application sought to regularise this use with changes to the existing floor plans
- c. provided details of the policies pertaining to the application as follows:
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP10: Meeting Accommodation Needs
 - Policy LP26: Design and Amenity
 - Policy LP37: Sub-Division and Multi-Occupation of Dwellings within Lincoln 86
 - National Planning Policy Framework
- d. outlined the responses made to the consultation exercise
- e. advised members of the main issues to be considered as part of the application as follows
 - National and local planning policy

- Principle of the use
- Effect on residential amenity
- Effect on highway safety and parking

f. concluded that:

- It was considered that the applicants had addressed the constraints of the site and the proposal was appropriate in this location.
- The proposal was therefore in accordance with national and local planning policy.

Mr Robert Dickinson, local resident, addressed Planning Committee in objection to the proposals, covering the following main points:

- He thanked members of Planning Committee for allowing him the opportunity to speak.
- This development and that of 61 St Catherines, to be considered next on this agenda, were connected in relation to environmental impact on the area.
- There would be increased pressure on parking on St Catherines Grove as there were no available car parking spaces on Newark Road.
- National Planning Policy Framework, March 2012, highlighted the opportunity for HMO's to share off-street parking, although there was currently none provided for this development.
- Issues existed with vehicles parking on double yellow lines/pavements causing problems for disabled access.
- There had been accidents on the street.
- Problems of access to street by waste disposal lorries.
- This was a retrospective planning application which should be taken into consideration.

Mr Philip Rhyder addressed Planning Committee in support of the proposals on behalf of the agent, covering the following main areas:

- The premises had operated as two flats for at least 12 years and probably more than 20 years.
- The scheme would not be a HMO, it would operate as a maisonette and first floor flat.

Members discussed the content of the report in further detail, raising the following main points:

- Parking issues were endemic to the area.
- Parking on the pavements was a police matter, which Ward Councillors could investigate if requested.
- The proposals would not make a significant difference to the number of vehicles in the area.
- Retrospective planning applications were frustrating, however, the proposals were not that different to what was there already.

RESOLVED that planning permission be granted subject to the following conditions:

Conditions

- Development to be carried out within 3 years
- Development to be carried out in accordance with the plans

20. Application for Development: 61 St Catherines, Lincoln.

The Planning Team Leader:

- a. described the location of the site at 61 St Catherines, a semi-detached property located on the western side of a primarily residential street within the Conservation Area (No. 4) of the same name, having a gravelled area to the rear for parking
- b. advised that the application proposed to change the use of the property from a 9 bedroom house in multiple occupation to 5 self-contained flats; planning permission was granted in 2015 (2015/0735/F) to change the use of the property to a 9 bedroom HMO
- c. reported that the proposal was for 4no. one bedroom flats and 1no. two bedroom flats requiring minor internal and external alterations to the property
- d. highlighted that prior to its use as a HMO the property had been used as a care home for the elderly from 1988 until 2015
- e. provided details of the policies pertaining to the application as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained a landscaping plan showing the layout of five off-street parking spaces associated with the application property
- h. advised members of the main issues to be considered as part of the application as follows
 - Residential amenity
 - Visual amenity
 - Highways
- i. concluded that
 - Having taken into account the current permitted use of the property it was not considered that the proposed subdivision would cause any additional harm to neighbouring residents or the surrounding area.
 - The proposal would therefore be in accordance with local plan policies LP25 and LP26 which sought to protect the impact on residential and visual amenity.

Mr Robert Dickinson, local resident, addressed Planning Committee in objection to the proposals, covering the following main points:

- He wished to modify his objection to this scheme in the light of changes to the provision of off-street car parking to 5 spaces instead of 3 as this was a positive contribution to ease car parking arrangements in the street.
- There were very serious parking infringements on St Catherines.
- Notices relating to the planning application had not been posted in the street.
- On behalf of the Residents Association he requested greater transparency and consultation with residents in respect of future planning applications.

Mr Browne addressed Planning Committee in support of the proposals on behalf of the agent, covering the following main areas:

- The off-street car parking spaces were shown on the update sheet.
- He had owned the property for 37 years.
- The change of use from a 9 bedroom house in multiple occupation to 5 self-contained flats would result in less impact on the area due to a reduction in the number of residents.
- This was a high quality development offering a high standard of accommodation for its residents.

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

- The planning authority had a legal requirement to consult with anyone living next to the boundary of an application site, although it did always try to consult more widely.
- He was happy to include the residents association as a consultee on local planning applications if the relevant representative contacted him.

Members discussed the content of the report in further detail, welcoming the provision of 5 off-street car parking spaces and the change of use of the property to flats to help relieve the concentration of HMO's in the area

RESOLVED that planning permission be granted subject to the following conditions:

Conditions

- Development to be carried out within 3 years
- Development to be carried out in accordance with the plans

21. Application for Development: Land At Westbrooke Road, Lincoln. (Phase 4)

The Planning Team Leader:

- a. advised that full planning permission was sought by Chestnut Homes for the erection of 23 dwellings as Phase 4 of the Westbrooke Road development known as 'LN6', with access to the site taken through the existing access created for Phases 1, 2 and 3 off the western end of Westbrooke Road, and as submitted the application originally also proposed a separate pedestrian access created off Skellingthorpe Road to the South

- b. described the site located immediately adjacent to Phase 3 of LN6, forming part of the former Usher school site on part of the former playing field, to the rear of a number of properties on St. Helen's Avenue
- c. advised that the site was currently under the ownership of Lincolnshire County Council; although the whole of the former school site was allocated for residential in the Local Plan, it was understood that the County Council wished to retain the balance of the land at this time
- d. described the relevant planning history to the application site as detailed within the officer's report
- e. provided details of the policies pertaining to the application as follows:
 - National Planning Policy Framework
 - Policy LP9: Health and Wellbeing
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP11: Affordable Housing
 - Policy LP12: Infrastructure to Support Growth
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP26: Design and Amenity
- f. outlined the responses made to the consultation exercise
- g. advised members of the main issues to be considered as part of the application as follows:
 - Local and National Planning Policy
 - Effect on visual amenity
 - Effect on residential amenity
 - Highway safety
 - Ecology
 - Flood risk
 - Land levels
 - Land contamination
 - Affordable housing
 - CIL and other contributions
- h. concluded that:
 - The site had an allocation in the CLLP and was located in a sustainable location close to existing services and amenities, with good transport links.
 - Negotiations had secured revisions to the proposal including the removal of the proposed footpath link to Skellingthorpe Road and revisions to proposed land levels and boundary treatment heights in response to concerns regarding residential amenity.
 - The development would contribute to the housing supply within the City and provide affordable housing in accordance with national and local planning policy.

Rebecca Archer, representing Chestnut Homes, addressed Planning Committee in support of the proposed development, covering the following main points:

- She was employed by Chestnut Homes as Land Development Manager.
- Phase 4 was a continuation of the LN6 development.
- An additional 23 dwellings were proposed.
- A unilateral agreement had been made for phase 3 of LN6 and work would be commenced shortly.
- The last dwelling in phase 2 would be occupied by July 2018.
- The six affordable houses for phase 4 would be secured through a section106 legal agreement, together with a financial contribution towards playing fields and children's play space.
- The site formed part of the former Usher School site currently under the ownership of Lincolnshire County Council.
- Although the whole of the former school site was allocated for residential use in the Local Plan, the County Council wish to retain the balance of the land for their own needs.
- The Highways Authority had raised no objections to the proposals.
- The offer of funding by the developer for a stop sign at the junction with Westbrooke Road/Western Crescent/Western Avenue had failed to receive support from the Highways Authority.
- Not a great deal of soil would be brought into the construction area for infill, as most would be re-used across the existing site.
- A planning condition would be imposed on the grant of planning permission to protect trees.
- In terms of drainage, a SWALES and attenuation feature would be added to the scheme.
- There was a strong need for additional housing in the area.
- Phase 1 of the build had recently won another building award.
- The company was proud of the scheme.
- She hoped members of Planning Committee would offer their support.

Members discussed the content of the report in further detail, raising individual points as follows:

- This was an excellent spacious/scenic development from an experienced housing provider.
- It was a shame the Highways Authority wouldn't allow the addition of a stop sign to prevent accidents if the developer was willing to pay for it.
- It was not surprising that the Skellingthorpe Road footpath access had never materialised although promised.
- The scheme caused too much traffic.
- It was not lack of signage that caused accidents, it was bad driving skills.
- Were the four trees on site to be lost?

The Planning Team Leader offered the following points of clarification to members in response to queries raised:

- Following consultation with residents, two of the four trees on the eastern boundary with St Helen's Avenue were to be retained.
- Cycle paths linked the development to Tritton Road.
- There were also pedestrian footpaths within phases 2 and 3 of the development to Western Crescent and Tritton Road pedestrian crossing.

Councillor Strengiel agreed to raise the matter of the request for a stop sign within the development with the Highways Authority in his capacity as a County

Councillor.

RESOLVED that planning permission be delegated to the Planning Manager to grant planning permission subject to the satisfactory signing of S106 agreements to secure financial contributions in respect of affordable housing, playing fields/play space and amenity space and subject to the following conditions:

Conditions

- 1) 3 years
- 2) Drawing numbers
- 3) Materials
- 4) Landscaping scheme
- 5) Tree protection measures during construction.
- 6) Any removal of scrub, hedgerows or trees between March to late August to be supervised by an ecologist and mitigation measures applied if required.
- 7) Archaeology- development to proceed in accordance with the submitted WSI. Fieldwork report to be submitted within 6 months of completion
- 8) Electric charging points to be installed in accordance with drawing no WLR4 01 Rev F
- 9) Land contamination-1) Implementation of approved remediation scheme, 2) Reporting of unexpected contamination
- 10) Removal of pd for plots 64 and 65 adjacent to existing residential development

Fencing to plots 64, 65 and the northern boundary to the parking court not to be altered without the prior consent of the Council.

(Councillor Hills requested that his vote against this planning application be recorded.)

22. Application for Development: Land At 94 And 96 Newland (Taste Of Marrakesh) And No. 100, 102 And 104 Newland, Lincoln

The Planning Manager:

- a. advised that full planning permission was sought for:
 - Erection of a four storey building to the south of Nos. 100, 102 and 104 Newland to provide student accommodation
 - Demolition of rear extension to Nos. 100, 102 and 104 Newland
 - Demolition of Nos. 94 and 96 Newland (Taste of Marrakesh)
 - Erection of a partial subterranean four and five storey building to provide student accommodation
 - Erection of a partial subterranean building to provide four storeys of student accommodation between Nos. 96 and 100 Newland, including glazed link to No. 100 Newland (*revised description, revised plans*)
- b. described the location of the application site from east to west occupied by a mix of buildings and parking, as detailed within the officers report
- c. advised that access to the buildings was currently a mixture of pedestrian access from Newland and vehicular access from Carholme Road

- d. described the relevant planning history to the application site as detailed within the officer's report
- e. 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 LP5: Delivering Prosperity and Jobs
 - Policy LP13: Accessibility and Transport
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP16: Development on Land affected by Contamination
 - Policy LP17: Landscape, Townscape and Views
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
 - Policy LP29: Protecting Lincoln's Setting and Character
 - Policy LP31: Lincoln's Economy
 - Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
 - Policy LP36: Access and Movement within the Lincoln Area
 - Policy LP37: Sub-division and multi-occupation of dwellings within Lincoln
 - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained plans of proposed elevations in relation to the proposals and additional responses received from Lincolnshire Fire and Rescue, Lincoln Civic Trust and local residents
- h. advised members of the main issues to be considered as part of the application as follows:
 - The Principle of the Development;
 - The Impact of the Design of the Proposals;
 - The Implications of the Proposals upon Amenity;
 - Sustainable Access, Highway Safety and Air Quality
 - Other Matters; and
 - The Planning Balance.
- i. concluded that:
 - The presumption in favour of sustainable development required by the National Planning Policy Framework would apply to the proposals as there would not be conflict with the Framework in respect of sustainability that would apply to development as set out in the planning balance.
 - It was the conclusion of officers and therefore the recommendation to Members that there would not be harm caused by approving the development so the application should benefit from planning permission for the reasons identified in the report and be subject to the conditions outlined below.
 - However, in the event that any new material planning considerations were to be raised within correspondence received

following the writing of this report which would lead to a different conclusion being reached or which would require further consideration and/or planning conditions, officers would provide members with a detailed response on the Update Sheet. This would have regard to any further consultation responses received in the timeframe from the agenda being published and the date of Planning Committee, or these would be reported directly at Planning Committee if appropriate.

Chris Spendlove representing the University of Lincoln, addressed Planning Committee in support of the proposed development, covering the following main points:

- He worked as Registrar at the University of Lincoln.
- He wished to speak in support of the planning application.
- The development proposed represented the second phase of a gateway site into the City.
- The scheme would help satisfy demand for student accommodation in the city.
- The University had received several awards in recognition of its high standards of education.
- There was a demand for an additional 2,800 bed spaces over future years.
- There would be an additional 3,300 students coming into the city from 2017/18 to 2024/25.
- There was a deficit of 200 bed spaces forecast for the year 2019/20.
- The proposals would not have a negative impact on local residents.
- CCTV screens would monitor the unit from the main University campus.
- As part of the development proposals, all residents of No1 The Brayford had been written to with a positive response.
- 75% of construction staff would live within 5 miles of the site.
- The scheme allowed the townscape to be 'set down' to the addition of a modern building.
- The proposals included the demolition and replacement of the Marrakesh building as approved by the City of Lincoln Council Conservation Officer.
- The developer had tried to submit the planning application in tandem with phase 1 of the scheme, however, timescales had not permitted this.
- He hoped members of Planning Committee would offer their support to the proposals.

Members discussed the content of the report in further detail, raising the following comments:

- Custom built accommodation for students freed up private housing for families.
- Some concerns were raised regarding the design of buildings around the Brayford area,
- This was further exasperation of the balance between residents and students in the area.
- Other members welcomed the design of the building.
- Praise was offered for the way the Brayford area had been transformed from its derelict state in 1994.
- The units needed to be sustainable and lived in by students. They would not attract Council tax or business rate tax. It would be useful to source

proof that students were moving out of HMO's to occupy purpose built student accommodation

- The design may not be to everyone's taste, however it was an improvement to what was there before.

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

- With regards to the issue of student occupation in private houses, Article 4 was an effective tool to help control this problem. There was a significant move to private landlords seeking flexibility of C3 use properties.
- There were more families in the West End. The shift was happening slowly.
- Loss of council tax/business rates - there was no means to identify students coming out of private accommodation apart from council tax records.
- Expansion of the University required extra accommodation for additional students coming in. It was strategically important to meet this provision through purpose built student accommodation to retain residential accommodation for family use.
- Planning officers considered that the proposed development offered a good use, good provision and good location.

RESOLVED that

- As the overall public consultation period for the application did not expire until 23 June 2018, authority be delegated to the Planning Manager to issue planning permission subject to the planning conditions listed below.
- However, should there be any further material planning considerations raised (within correspondence received following the Planning Committee agenda being published) that had not already been considered in this report or that could not be addressed by existing or additional planning conditions, the application would be referred back to the next available Planning Committee for the consideration of Members.

Standard Conditions

Timeframe of the Planning Permission
Approved Plans

Conditions to be discharged before commencement of works

Materials Schedule and Detailed Plans (Windows etc.)
Contaminated Land Remediation
Archaeology
Site Drainage
Air Quality and Noise Mitigation (including design of plant and machinery)

Conditions to be discharged before use is implemented

Closing of Accesses to Newland and Carholme Road
Building-wide Management Plan
Scheme of Landscaping
Refuse Storage and Servicing

Conditions to be adhered to at all times

23. Application for Development: Grantham Street Car Park, Grantham Street, Lincoln

The Planning Manager:

- a. advised that the planning application related to Submission of Reserved Matters including access, appearance, landscaping, layout and scale for the erection of a six-storey building incorporating student accommodation and car parking as required by outline planning permission 2017/0721/OUT
- b. described the application site situated in general terms, to the east of the High Street, at the south-western corner of the junction of Grantham Street with Flaxengate also adjoining Swan Street to the west
- c. advised that the application site was irregular but roughly square in shape, currently utilised as a surface car park adjacent to commercial uses
- d. described the relevant planning history to the application site as detailed within the officer's report
- e. 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 LP5: Delivering Prosperity and Jobs
 - Policy LP6: Retail and Town Centres in Central Lincolnshire
 - Policy LP7: A Sustainable Visitor Economy
 - Policy LP9: Health and Wellbeing
 - Policy LP11: Affordable Housing
 - 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 LP17: Landscape, Townscape and Views
 - Policy LP21: Biodiversity and Geodiversity
 - Policy LP24: Creation of New Open Space, Sports and Recreation Facilities
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
 - Policy LP29: Protecting Lincoln's Setting and Character
 - Policy LP31: Lincoln's Economy
 - Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
 - Policy LP36: Access and Movement within the Lincoln Area
 - Policy LP37: Sub-division and multi-occupation of dwellings within Lincoln
 - National Planning Policy Framework

- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained photographs of the proposed development
- h. advised members in respect of matters to be considered as follows:
 - As alluded to above, the principle of the erection of development encompassing student accommodation was agreed through the approval of outline planning permission for the site. In light of this, it would not be possible to revisit the principle of this form of development.
 - Furthermore, the maximum scale parameters of the building were also agreed at this point, including the overall footprint and height of the development.
 - However, the details of the access, appearance of the building, landscaping and layout were for consideration. The main issues referred to below therefore needed to be considered as part of this application:
 - The Impact of the Design of the Proposals;
 - The Implications of the Proposals upon Amenity
 - Sustainable Access and Highway Safety;
 - Archaeology;
 - Matters Controlled by Planning Conditions on the Outline Planning Permission;
 - Other Matters; and
 - The Planning Balance.
- i. concluded that:
 - The presumption in favour of sustainable development required by the National Planning Policy Framework would apply to the proposals as there would not be conflict with the three strands of sustainability that would apply to development as set out in the planning balance.
 - Therefore, there would not be harm caused by approving the development. As such, it was considered that the application should benefit from planning permission for the reasons identified in the report and subject to the conditions outlined below.

Dominik Jackson of Jackson & Jackson Developments Limited addressed Planning Committee on behalf of the Applicant in support of the development, covering the following main points:

- The height of the building had been further reduced from the maximum parameters referred to in the outline planning permission reducing its impact on the Conservation Area.
- There was an urgent need for purpose built student accommodation in the city over the next 2/3 years.
- His company had been approached by the University of Lincoln already having outline planning permission for the site.
- The developer had worked closely with officers and the City Archaeologist to arrive at this result.

- He understood that the indicative visuals raised concerns at the original outline permission and the look had been redesigned.
- The design would consist of a buff brick building with bronze metal window frames and solid recessed elements to the windows of a different buff brick colour.
- The relationship with the building on Swan Street had been reduced in height by 1.5 metres.
- The car park would be served by a single access, not two as per the indicative planning application.
- The development fitted in with adjacent buildings.
- The developer had listened carefully to officers and the City Archaeologist to produce an appropriate building in terms of design.
- Secure cycle parking was provided.
- The building complemented the hotel recently granted planning permission.
- The council's own CCTV camera would be added to the façade of the building.
- This was a significant improvement to an under utilised site.
- Thank you for listening to him.

Members discussed the content of the report in further detail, offering general support to the proposed scheme.

Concerns were raised regarding removal of trees resulting in the urban area losing foliage and the need to think about this important element as the city developed.

Clarification was sought as to how the boutique style frontage to the hotel granted planning permission on Clasketgate at the previous meeting would fit in to the design of this development.

The Planning Manager advised that the scale of the proposed development in relation to the hotel building was considered equivalent in terms of external mass and appropriate in context.

RESOLVED that planning permission be granted, with authority delegated to the Planning Manager to formulate Planning Conditions covering the matters referred to below:-

- Schedule of materials;
- Scheme for the inclusion of bird boxes on or as part of the fabric of the building;
- Scheme for future management of the building; and
- Scheme for CCTV cameras to replace the existing provision.

24. Application for Development: 129 Yarborough Road, Lincoln.

The Planning Team Leader:

- a. advised that planning permission was sought to erect a dwelling to the rear of 129 Yarborough Road with access taken from Carline Road; the property would provide 4 bedrooms split over three floors and have off-street parking and private external amenity space

- b. described the application site on the east side of Yarborough Road close to its junction with Carline Road, located to the rear of the host property which formed part of the rear garden, currently occupied by a single storey garage
- c. described the location of the proposed development within Conservation Area No.8 - Carline
- d. provided details of the policies pertaining to the application as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan
 - Policy LP1 A Presumption in Favour of Sustainable Development
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
- e. outlined the responses made to the consultation exercise
- f. advised members of the main issues to be considered as part of the application as follows
 - National and Local Planning Policy
 - The principle of the development
 - Impact on the character and appearance of the conservation area
 - Residential amenity
 - Highways
 - Loss of trees
- g. concluded that it was considered that the applicants had addressed the constraints of the site and the proposal was appropriate in this location, the proposal was therefore in accordance with national and local planning policy.

Mr Chris Appleton, Applicant, addressed Planning Committee in support of the proposals, covering the following main points:

- He thanked the City of Lincoln Council for their support through the design process.
- He had worked closely with planning officers over a period of time since April 2017.
- The design of the building had evolved following numerous meetings.
- The design of the building had a modern feel internally, however, retaining traditional red brick and slate materials to fit in with Carline Road.
- The boundary wall to the property would be retained as part of the character of the surrounding area.
- The development was of correct height/size/ mass and materials.
- He intended to live in this modern detached house himself, he was not a developer.
- There was 35 metres of frontage onto Carline Road, however, his house would be only 12 metres wide.
- There had been no objections from immediate neighbours.
- He thanked Planning Committee for giving him the opportunity to speak.

Members discussed the content of the report in further detail.

Reservations were made by the Ward Councillor for the area in terms of stability of the area, traffic issues and the design and build of the property in a Conservation area.

The Planning Team Leader offered the following points of clarification:

- Planning officers were satisfied that any problems with slope stability could be dealt with through appropriate conditions and the structural engineer would deal with this in the same manner.
- The design of the building was indeed a material planning consideration. Planning officers had worked with the applicant throughout the planning process and considered the end proposals to be an appropriate development.

RESOLVED that planning permission be granted subject to the following conditions:

- Development to commence within 3 years
- Development to be carried out in accordance with the plans
- Land stability and foundation design details
- Surface water details
- Contaminated land
- Hours of working

25. Application for Development: 40 - 42 Michaelgate, Lincoln.

(Councillor Brothwell left the meeting at this point to attend a further engagement.)

The Principal Planning Officer:

- a. described the location of the site at 40-42 Michaelgate, which was two conjoined Grade II listed buildings within the City Council's ownership
- b. advised that the two storey, brick built property was constructed in the mid to late 18th Century with a late 18th century shop window to the left, located on the east side of Michaelgate close to the junction with Steep Hill and Bailgate, and also within the Cathedral and City Centre Conservation Area
- c. advised that planning permission was sought for works to repair structural damage caused by a vehicular impact, including taking down and reinstating a section of the north wall, reinstating meters and services, repairing damaged plasterwork and other finishes and redecoration to certain rooms
- d. referred to the relevant site history to the planning application as detailed within the planning officer's report
- e. provided details of the policies pertaining to the application as follows:
 - Policy LP25: The Historic Environment
 - National Planning Policy Framework

- f. outlined the responses made to the consultation exercise
- g. advised members of the main issue to be considered as part of the application as follows
 - Impact on the building as a designated heritage asset
- h. concluded that:
 - The proposed works would address structural issues caused by a vehicular impact which currently threatened the integrity of the building.
 - The proposals had been carefully considered to achieve the desired outcome with minimal intervention, ensuring an authentic reinstatement of materials and returning the building to its former appearance.
 - The works would therefore preserve the building and would not be prejudicial to its special architectural or historic interest, in accordance with CLLP Policy LP25 and guidance within the NPPF.

Members discussed the content of the report in further detail.

RESOLVED that planning permission be granted subject to the following conditions:

Conditions

- Time limit of the permission
- Development in accordance with approved plans
- Brick sample panel including lime mortar and bonding to match existing
- Sample of replacement bricks
- Sample of lintels
- Specification and sample of lime plaster
- Samples and surface treatment of timber for replacement of timber frame
- Methodology for refurbishment of windows
- Methodology for repair to timber framing

26. Application for Development: 69 Greetwell Road, Lincoln.

The Planning Team Leader:

- a. advised that the application proposed the erection of a single storey rear and side extension at 69 Greetwell Road to this two storey semi-detached dwelling
- b. highlighted that the application was brought before Planning Committee, the applicant being an employee of the City of Lincoln Council
- c. provided details of the policies pertaining to the application as follows:
 - Policy LP26: Design and Amenity
 - National Planning Policy Framework
- d. outlined the responses made to the consultation exercise

e. advised members of the main issues to be considered as part of the application as follows

- National and local planning policy
- Effect on residential amenity
- Effect on visual amenity
- Effect on highway safety

f. concluded that:

- It was considered that the proposed development would be in accordance with local plan policy LP26.
- The height and scale of the extension was in keeping with the existing and neighbouring properties and would be constructed of materials to match.
- The amenities which all existing and future occupants of neighbouring properties may reasonably expect to enjoy would not be unduly harmed by the proposed development and as such it was considered acceptable subject to the conditions set out below.

RESOLVED that planning permission be granted subject to the following conditions:

Conditions

- Development to commence within 3 years
- Development to be carried out in accordance with the plans

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PLANNING COMMITTEE

15TH AUGUST 2018

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 5 / SCHEDULE DATE: 15/08/18**

<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	Land adjacent to Cherry Blossom Court.	<u>Birchwood Ward</u> 3 small, self-set willows. Fell, to prevent damage to property.	Approve and replant with 3 Rowans in a suitable location.
2	N/A	Rear garden of 12 Alness Close	<u>Birchwood Ward</u> 1 Cypress. Fell to prevent damage to property.	Approve and replant with a Birch in a suitable location.
3	N/A	Communal drying area to rear of Larchwood Crescent flats 1-3.	<u>Birchwood Ward</u> Fell numerous self-set ash, willow, oak sycamore, holly and elder located in overgrown drying area to allow access and use by residents.	Approve and replant with 6 Cherry trees in a suitable location.
4	N/A	Front garden of 9 Prestwick Close	<u>Birchwood Ward</u> 1 Birch. Fell, to prevent damage to property.	Approve and replant with a Birch in a suitable location.
5	N/A	Rear garden of 30 St Andrews Gardens.	<u>Boultham Ward</u> 1 Sycamore. Fell to prevent damage to property.	Approve and replant with a Field Maple in a suitable location.
6	N/A	Garfield Close verge.	<u>Castle Ward</u> 1 Robinia pseudoacacia Fell, the tree is in decline and dying.	Approve and replant with a Field Maple.
7	N/A	Sobraon barracks cricket ground.	<u>Castle Ward</u> 1 Horse Chestnut. Fell, the tree is in decline.	Approve and replant with a Horse Chestnut.

8	N/A	Rear garden of 157 Browning Drive.	<u>Glebe Ward</u> 1 Cypress. Fell to prevent damage to property.	Approve and replant with a Field Maple in a suitable location.
9	N/A	Rear garden of 13 Addison Drive.	<u>Glebe Ward</u> 1 Sycamore. Fell to prevent damage to property and the tree has outgrown its location.	Approve and replant with a Field maple in a suitable location.
10	N/A	King George Playing Field Extension	<u>Glebe Ward</u> 1 Field Maple Fell, to prevent damage to property.	Approve and replant with a Field Maple
11	N/A	Garden of 73 Outer Circle Drive	<u>Glebe Ward</u> 11 Cypress.(hedge) Fell as part of a garden improvement scheme.	Approve and replant with 5 Cherry and 5 Rowans in a suitable location.
12	N/A	Hartsholme Country Park.	<u>Hartsholme Ward</u> 4 self-set Sycamores and 1 Elm. Fell to in order to allow access and develop memorial picnic garden 1 Beech Fell the tree has decay in the main stem 1 Horse Chestnut. Fell the tree has split and is in decline. 1 Sycamore adjacent to car park in decline and shedding branches.	Approve and replant with 7 Beech and 1 Horse Chestnut in a suitable location.
13	TPO	Land adjacent to 84 Abingdon Avenue.	<u>Hartsholme Ward</u> 2 Cypress Fell, to prevent damage to property and the highway.	Approve and replant with 2 Birches in a suitable location.
14	TPO	Link path to rear of 35 Sycamore Crescent.	<u>Hartsholme Ward</u> 1 Oak. Fell the tree is suppressed and has decay at the base.	Approve and replant with an Oak in a suitable location.

15	N/A	Land adjacent to 6 Marlborough House, Laughton Way.	<u>Minster Ward</u> 1 Laburnum and 1 Cherry. Fell, as part of a garden improvement scheme.	Approve and replant with 2 Cherry trees in a suitable location.
16	N/A	Land to rear of 19 Bourne Close	<u>Moorland Ward</u> 1 Hawthorn Fell, to prevent damage to property.	Approve and replant with a Hawthorn in a suitable location
17	CAC	St Peter at Gowt's churchyard.	<u>Park Ward</u> 1 multi-stemmed self-set Sycamore. Fell to prevent damage to property.	Approve and replant with a Cherry in a suitable location.
18	N/A	Hermit Street garage site.	<u>Park Ward</u> 1 Rowan. Fell to allow CCTV installation and improve coverage.	Approve and replant with a Rowan in a suitable location.
19	N/A	South Common, Viking Way	<u>Park Ward</u> 2 Elms. Fell, the trees are dead.	Approve and replant with 2 Field Maples

SUBJECT: CONFIRMATION OF TREE PRESERVATION ORDER NO.157

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: KIERON MANNING, PLANNING MANAGER

1. Purpose of Report

- 1.1 To have confirmed one (temporary) Tree Preservation Order made by the Planning Manager under delegated powers. The Order currently provides 6 months of temporary protection for the trees, but is required to be confirmed by the Planning Committee to provide long term future protection.

2. Executive Summary

- 2.1 A Tree Preservation Order gives statutory protection to trees that contribute to the amenity, natural heritage or attractiveness and character of a locality.
- 2.2 The making of any Tree Preservation Order is likely to result in further demands on staff time to deal with any applications submitted for consent to carry out tree work and to provide advice and assistance to owners and others regarding protected trees. This is, however, contained within existing staffing resources.
- 2.3 The making of Tree Preservation Orders reduces the risk of losing important trees, groups of trees and woodlands. It further allows the Council to protect trees that contribute to local environment quality.
- 2.4 The process of applying for work to protected trees allows for elected members, and members of the public to have an opportunity to comment on work to protected trees.

3. Background

- 3.1 Tree Preservation Order 157 was made on 21 June 2018 protecting 2no. Beech trees in the front garden of 118 Doddington Road, Lincoln, LN6 7HB.
- 3.2 The trees are considered to contribute to the visual amenity of the area and the unauthorised removal of the trees would be considered to be detrimental to visual amenity.
- 3.3 The initial 6 months of protection would end for the Tree Preservation Order on 21 December 2018.

4. Consideration

- 4.1 **Tree Preservation Order 157: 2no. Beech trees in the front garden of 118 Doddington Road, Lincoln, LN6 7HB.**

The reason for making a Tree Preservation Order on this site is as a result of written request from the owner of 118 Doddington Road, Lincoln, LN6 7HB.

The Arboricultural Officer identified the trees, following a site visit, to be healthy, stable and mature specimens of high amenity value and considers them suitable for protection under a Tree Preservation Order.

The Arboricultural Officer advised that T1 is a mature specimen with a bifurcation of the main stem at approximately 1.6 metres above ground level, where two major stems arise and support the remaining crown. The tree appear to be reasonably health and stable and there are no apparent indications of the presence of significant disease or decay. Crown development on the east-facing side has been suppressed due to the presence of Beech T2. The tree has been pruned and managed in the past and the crown has only minor deadwood present. Some of the crown branches on the north side have reverted and appear green as opposed to the copper colour of the remaining crown.

The Arboricultural Officer advised that T2 is a mature specimen with a crown break at approximately 5 metres above ground level. The tree appears to be reasonably healthy and stable and there are no apparent indications of the presence of significant disease or decay. Crown development on the west-facing side has been suppressed due to the presence of Beech T1. The tree has been pruned and managed in the past and the crown has only minor deadwood present. Some of the crown branches on the east facing side extend over the eastern boundary and the front garden of the neighbouring property, 116 Doddington Road.

Following the statutory 28 day consultation period no objections have been received to the order.

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.

5. Organisational Impacts

- 5.1 Legal Implications – Anyone who wishes to carry out works to the trees will require consent from the City Council first.

6. Recommendation

- 6.1 It is recommended Members confirm the Tree Preservation Order without modifications, and that the Officer carries out the requisite procedures for confirmation.

How many appendices does the report contain? None

List of Background Papers: None

Lead Officer: Kieron Manning, Planning Manager
Telephone (01522) 873551

Tree Preservation Order 157: 2no. Beech trees in the front garden of 118 Doddington Road, Lincoln, LN6 7HB.

Map showing location of trees



TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Doddington Road No.8 Tree Preservation Order 2018

T1 - Beech
T2 - Beech

 CITY OF Lincoln COUNCIL	
City Hall, Beaumont Fee, Lincoln, LN1 1DD	
Telephone: (01522) 881188	
Website: www.lincoln.gov.uk	
Scale:	1:1000 at A4
Date:	18-Jun-2018







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Application Number:	2018/0810/RG3
Site Address:	30 Portland Street, Lincoln, Lincolnshire
Target Date:	17th August 2018
Agent Name:	Halsall Lloyd Partnership
Applicant Name:	Mr Richard Baudains (City of Lincoln Council)
Proposal:	Change of use from Retail (Class A1) to Community Hub space (Class D1)

Background - Site Location and Description

The application is for the change of use of 30 Portland Street from retail (Use Class A1) to a community hub space (Use Class D1). The use will accommodate a community space along with meeting rooms and offices.

The premises is a two storey mid-terrace property located on the north side of the street, within 400m of the High Street to the west. The building is currently vacant and is flanked by no. 26-28 to the west, formerly occupied by Flames, and no. 32 to the east, a coffee shop. The property is located within the West Parade and Brayford Conservation Area.

The application is being presented to Members of the Planning Committee as the City Council is the applicant.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 29th June 2018.

Policies Referred to

- Policy LP15 Community Facilities
- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
- National Planning Policy Framework

Issues

- Principle and policy context
- Visual amenity and the character of the conservation area
- Residential amenity

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Paul Carrick	No Response Received
Principal Conservation Officer	No Response Received
Highways & Planning	No Objections
Environmental Health	No Response Received
Shane Harrison	No Response Received
Lee George	No Response Received

Public Consultation Responses

No responses received.

Consideration

Principle and Policy Context

The property is located within the Central Mixed Use Area. Central Lincolnshire Local Plan (CLLP) Policy LP33 advises that community facilities within the D1 use class will be supported in principle subject to the development not detracting from the vitality and viability of the Primary Shopping Area, or the area in which it is located losing its mixed use character.

Officers are satisfied that the principle of the proposed use would be appropriate to the building and the location. Uses in the immediate vicinity comprise shops, a cafe, a dentist and offices. It is not therefore considered that the change of use to a community hub space, or the loss of the retail use, would cause harm to the mix of uses in the area. It is also not considered that the use would detract from the vitality or viability of the Primary Shopping Area.

CLLP Policy LP15 also advises that proposals for new community facilities will be supported in principle and should prioritise and promote access by walking, cycling and public transport; be accessible for all members of the community; and be adaptable to respond to future demands. The premises would meet the requirements of this policy as is in a highly accessible location for residents in the local area and also has good access to public transport facilities.

Accordingly it is considered that the use is appropriate in this location and the community facility would be a welcome addition to the area, in accordance with CLLP Policies LP15

and LP33.

Visual Amenity and the Character of the Conservation Area

No external alterations are proposed to the building and it is considered that bringing a vacant premises back in to use would be of benefit to the area, in accordance with CLLP Policy LP26.

Accordingly, it is also considered that the proposal would preserve the character of the conservation area, in accordance with CLLP Policy LP25.

Residential Amenity

CLLP Policies LP15, LP26 and LP33 require that proposals should not cause harm to the local environment and should be operated without detriment to local residents, especially to facilities which open in the evening.

The application indicates that the use will operate between the hours of 9:00am to 5:00pm, Monday to Saturday. Given these hours, and the nature of the use, it is not considered that there would be a negative impact on the amenities of nearby residential properties or the local environment. Indeed, it is considered that the use has the potential to be of benefit to the local area and wider community.

Conclusion

The principle of the use is appropriate in this location and would be of benefit to the wider community. The use would not have a harmful impact on the visual amenity of the area or the amenities that local residents may reasonably expect to enjoy. The proposal would also preserve the character and appearance of the conservation area. The application is therefore in accordance with the requirements of Central Lincolnshire Local Plan Policies LP15, LP25, LP26 and LP33, 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; and
- Development in accordance with approved plans.

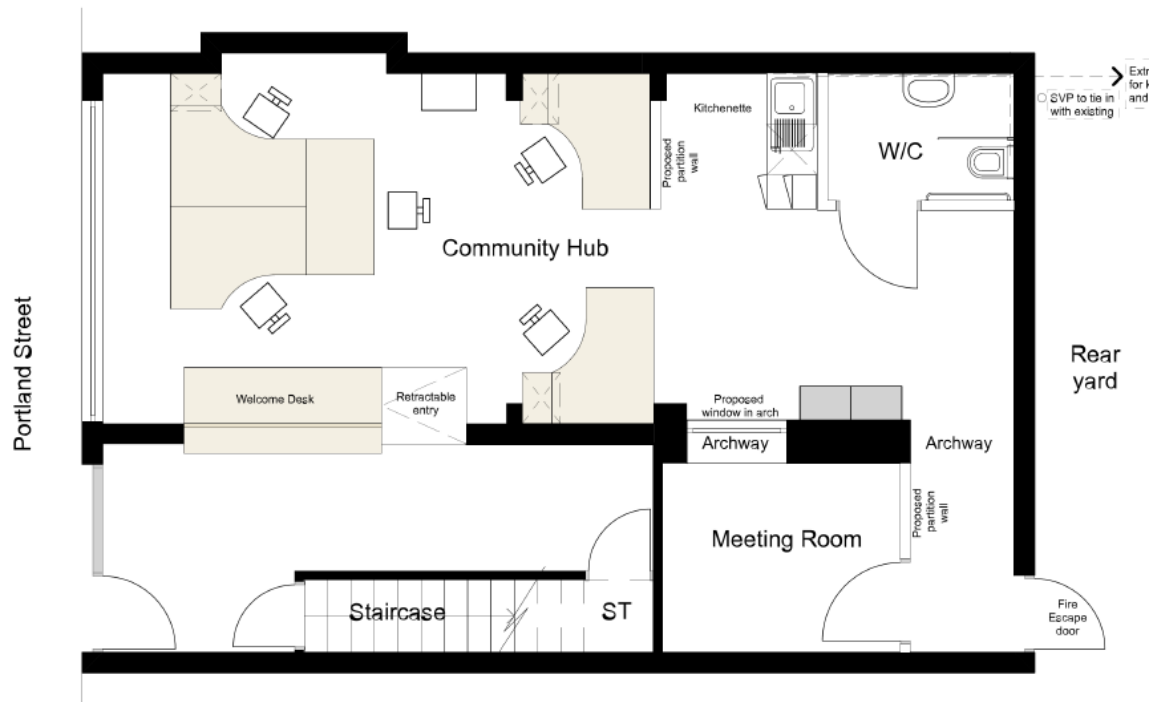
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2018/0810/RG3:30 Portland Street

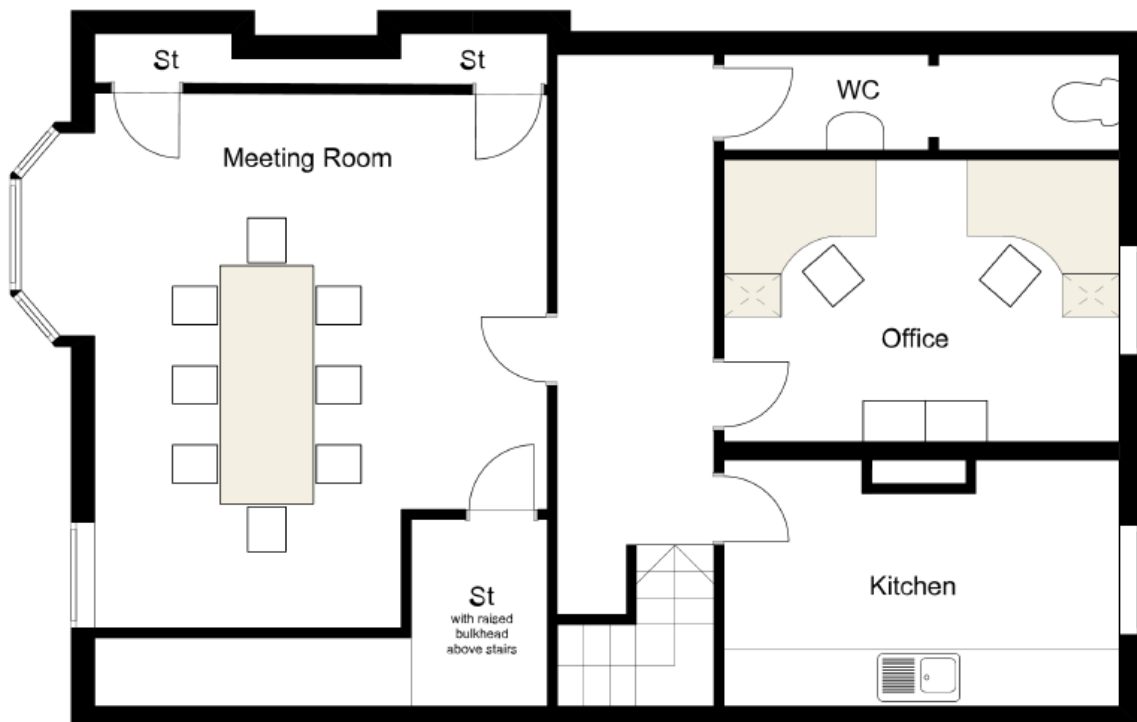
Plans, photos and consultation responses



Site location plan



Proposed ground floor plan



Proposed first floor plan



Environment & Economy

Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0810/RG3

With reference to this application dated 29 June 2018 relating to the following proposed development:

Address or location

30 Portland Street, Lincoln, LN5 7JX

Date application referred by the LPA
26 June 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Change of use from Retail (Class A1) to Community Hub space (Class D1)

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:
Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 4 July 2018

Application Number:	2018/0695/FUL
Site Address:	40 De Wint Avenue, Lincoln, Lincolnshire
Target Date:	26th July 2018
Agent Name:	SRA Architecture Ltd
Applicant Name:	Mrs H Taylor
Proposal:	Conversion of existing ground floor commercial unit to 3no. two bedroom self-contained apartments with associated external alterations.

Background - Site Location and Description

The application property is a detached two storey building located on the south side of De Wint Avenue. The former retail unit was granted permission in 2012 for storage and distribution (B8) at ground floor with residential use at first floor (C3) (2012/0846/F).

The property was badly fire damaged in late 2015 and has been in a state of disrepair, unused since the incident and subject to complaints from local residents on the state of the building and surrounding site.

The application seeks to renovate the property, changing the use of the ground floor to 3 self-contained apartments with the existing first floor apartment remaining unchanged and not part of the consideration the application.

The property is set back from the road, positioned directly in front of the mini-roundabout surrounded by metal railings of varying heights currently securing the site. The property is surrounded by existing residential dwellings.

As the City Council owns the freehold of the land the application is being presented to Members of the Planning Committee for consideration and determination.

Site History

2012/0846/F – Change of use from (D1) day centre to (B8) Storage or distribution at ground floor and (C3) residential at first floor.

Case Officer Site Visits

Undertaken on 15th March, 3rd July & 3rd August 2018.

Policies Referred to

- National Planning Policy Framework
- Policy LP1 - A Presumption in Favour of Sustainable Development
- Policy LP26 - Design and Amenity

Issues

To assess the proposal with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on residential amenity
3. Impact on visual amenity

4. Highway safety, access and parking
5. Environmental Health

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

Public Consultation Responses

Name	Address
Mr T G Todd	45 De Wint Avenue Lincoln Lincolnshire LN6 7DU
Mr And Mrs Comley	42 De Wint Avenue Lincoln Lincolnshire LN6 7DX
Mr David Thorn	107 Astwick Road Lincoln Lincolnshire LN6 7LL
Miss Kim Brooks	48 De Wint Avenue Lincoln Lincolnshire LN6 7DX

Consideration

1. Accordance with National and Local Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 114 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set

out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

Paragraph 118 puts further emphasis on the development of brownfield land stating that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Moreover, the planning process should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively, in this case making use of a long-standing, unused premises that is in a state of dis-repair.

Paragraph 127 states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application is for the conversion of an existing building to form 3 residential apartments and therefore Policy LP26 - Design and Amenity of the Central Lincolnshire Local Plan is entirely relevant.

The following design principles within Policy LP26 of the Central Lincolnshire Local Plan would be pertinent with the development.

- a. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability.

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

2. Principle of the Development

The application submitted is for the conversion of the existing ground floor into three self-contained residential units (Use Class C3).

National Planning Policy and the Central Lincolnshire Plan state that the development should deliver a wide range of homes, making efficient use of brownfield land and therefore the Council consider that the conversion to residential would create a sustainable and most suitable use within an existing residential area.

The application has had a number of written representations objecting the proposal. The officer's report will cover all of the material planning considerations raised throughout the application process. It is important to underline that the application under consideration does not include the existing first floor residential unit and therefore concern raised surrounding the use of the existing balcony at first floor cannot be taken into consideration in the overall scheme. The first floor flat retains its use from the previous 2012 application and can therefore be occupied at any time, on its own right.

The issues considered pertinent to this application are discussed below.

3. Impact on Residential Amenity

The conversion of the property would entail a number of external alterations to facilitate the division into three new residential units.

Works include the replacement of the existing dilapidated felt roof with a new part pitched and part hipped roof at ground floor within the rear offshoot. New masonry cavity walls are proposed to be installed within the front elevation to facilitate the subdivision within the proposed apartment to include new window and entrance to apartment 2.

To the east elevation a new entrance door to apartment 3 is proposed to be installed with a single new window opening and removal of existing double doors with a new single door to apartment 4. The first floor windows within the existing gable shall be removed with existing tiling and render panels made good with cladding to gable end of new mono-pitched roof.

To the west elevation, the existing doors are proposed to be replaced with a new entrance door with canopy to the existing apartment 1.

All other works to the property include the general making good of facing brickwork to match the existing details and the replacement of existing rainwater goods and fascia panels. All

existing windows shall be replaced with new white upvc windows of similar proportions with the existing render panels made good.

As the application does not consist of any alterations to the footprint of the existing property, the existing relationships with the neighbouring properties would be largely unaffected. To the west elevation the property is positioned 1m from the boundary line at its closest point with the neighbouring residential property positioned a further approximately 3.5m from the application premises. With no additional openings at first floor and minimal alterations at ground floor, the proposals would not be considered to have any harmful impact on the amenity of the occupants of this property.

To the east elevation the premises bounds no. 42, a semi-detached property positioned approximately 6m away at the closest point. With minimal alterations at ground floor and the removal of the existing first floor windows it is considered that the relationship with the neighbouring property would be improved, removing the potential to overlook.

To the rear boundary, the relationship with residential properties to the south would remain largely unchanged with the inclusion of the new hipped roof over the existing flat roofed offshoot. Whilst not considered part of the application the new roof would provide an element of screening to the existing balcony of the apartment at first floor. The proposals would therefore result in an improvement in both residential and visual amenity.

The proposals would therefore be in accordance with Policy LP26 of the Central Lincolnshire Local Plan and the revised National Planning Policy Framework.

4. Impact on Visual Amenity

In terms of visual amenity the scheme would have a wholly positive impact on the local area with significant works to bring the premises back into use. The inclusion of new pitched and hipped roofs would add to a more sustainable design with materials to match the existing and the renovation and making good of the existing property.

The proposal would therefore significantly improve the visual amenity of the premises and wider area of De Wint Avenue.

5. Highways & Parking

Following consultation with the County Council as Highway Authority a revised site layout has been submitted to alter the initial proposal to create an additional access to the site. The additional access has been removed with the identification of a turning area to ensure vehicles can exit onto the highway in a forward gear.

A follow up response received from Highways has requested that an additional parking space is included and a further subsequent site plan has been submitted. The property is directly located on public transport routes it is considered that the level of parking is adequate for the development. The submitted plans identify the potential for up to four car parking spaces located off the highway, which is considered to be quite acceptable.

It is not therefore considered that the proposal would have any undue harmful impact on highway safety, access or parking.

6. Environmental Health

Environmental Health have confirmed that discussions have not resulted in the requirement for any remediation but that due to past use of the site it may be that contamination could be found during the redevelopment of the site as is the case with any brownfield development and as such a condition would therefore be required to deal with that eventuality.

Application negotiated either at pre-application or during process of application

Significant pre-application discussions have worked towards a positive development to regenerate the building and wider street scene.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed conversion to residential apartments would not have a harmful impact on the amenities of neighbouring properties and would greatly improve the visual amenity of the premises and wider street scene on De Wint Avenue. The application facilitates the conversion of a dilapidated and unused building into a more sustainable use through the conversion into three residential apartments, in accordance with policies LP1 & LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

No.

Recommendation

That the application is granted conditionally.

Standard Conditions

- 01) 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.

- 02) 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 drawings listed within Table A below.

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

- 03) In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval, in writing, of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 04) The construction of the development hereby permitted shall only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor covering, fitting of plumbing and electrics and the installation of kitchens and bathrooms; and

Any deliveries associated with the construction of the development hereby permitted shall only be received or despatched at the site between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time.

Reason. In the interests of the amenity of neighbouring properties.

- 05) Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent re-enactment or revocation thereof) the dwelling hereby approved shall not be enlarged, improved or otherwise altered without the prior consent of the City Council as Local Planning Authority.

Reason: In the interests of the privacy and amenity of neighbouring residents.

Table A

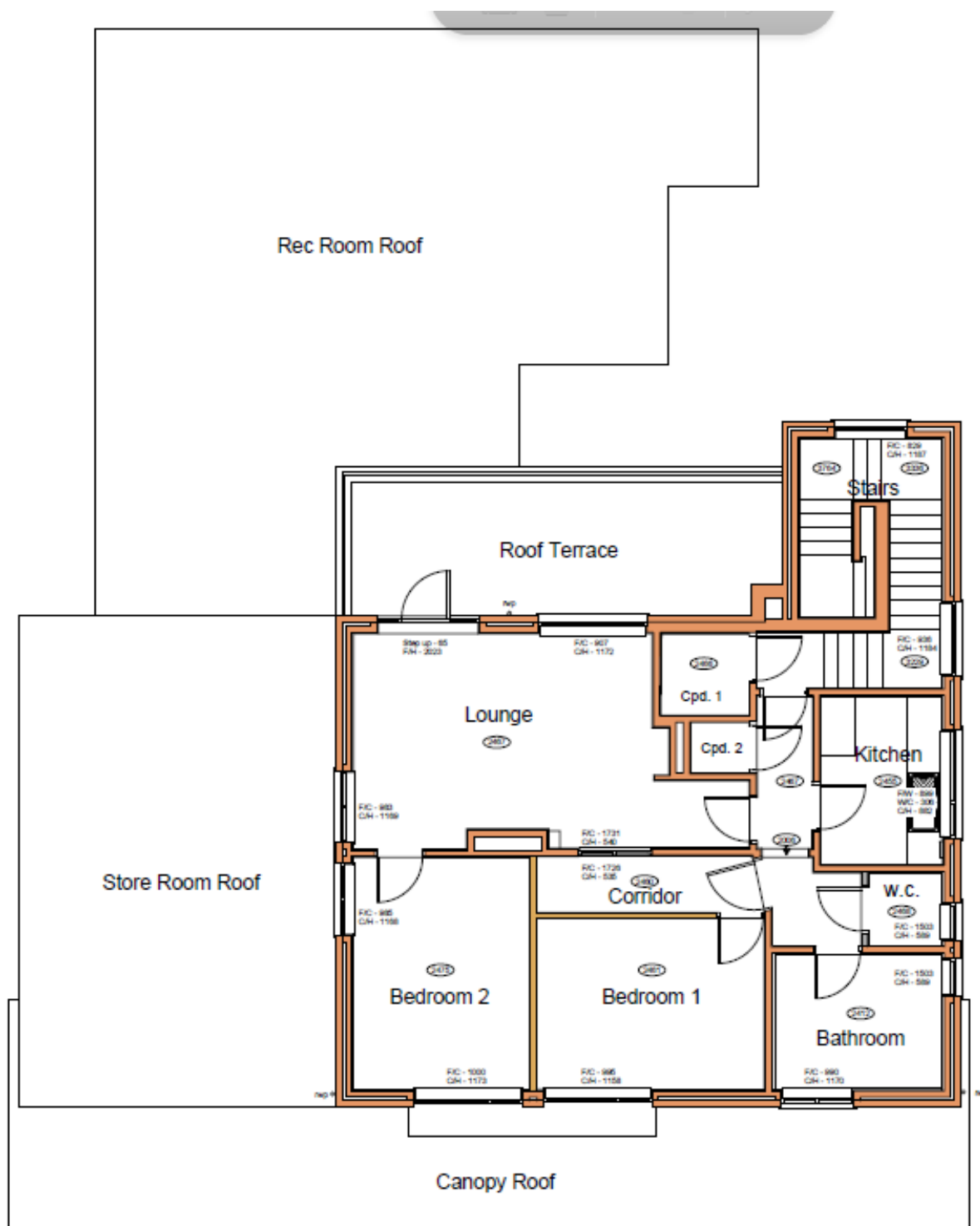
The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
17/003/T/14 C	C	Elevations - Proposed	29th May 2018
17/003/T/15 B	B	Elevations - Proposed	29th May 2018
17/003/T/20		Elevations - Proposed	29th May 2018
17/003/T/21		Elevations - Proposed	29th May 2018
17/003/T/13 A	A	Floor Plans - Proposed	29th May 2018
17/003/T/22 B		Site plans	3rd August 2018

Site Location



Existing First Floor



Existing Elevations

60



Front North Elevation (scale 1:50)





Rear South Elevation (scale 1:50)

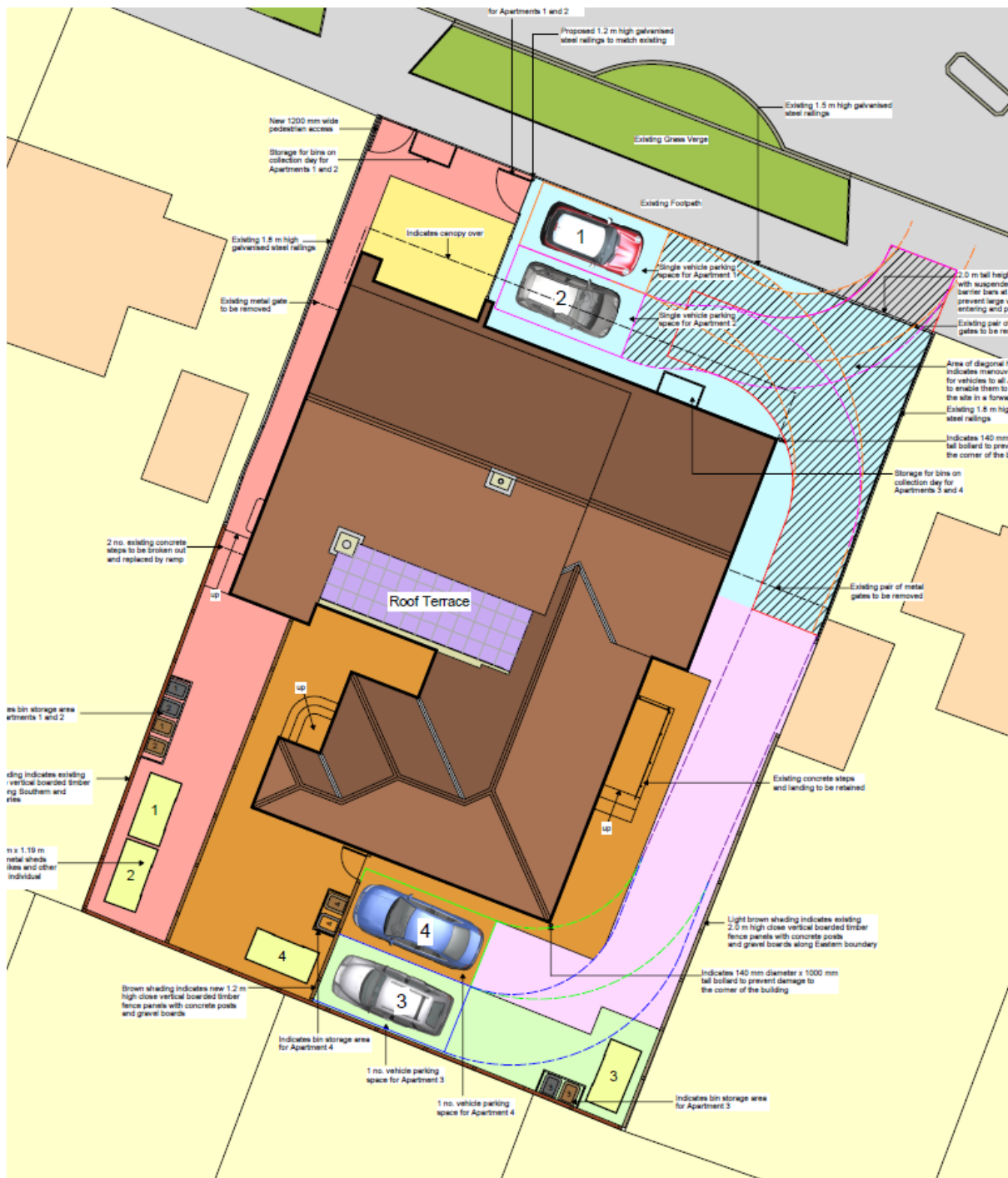


Side West Elevation (scale 1:50)

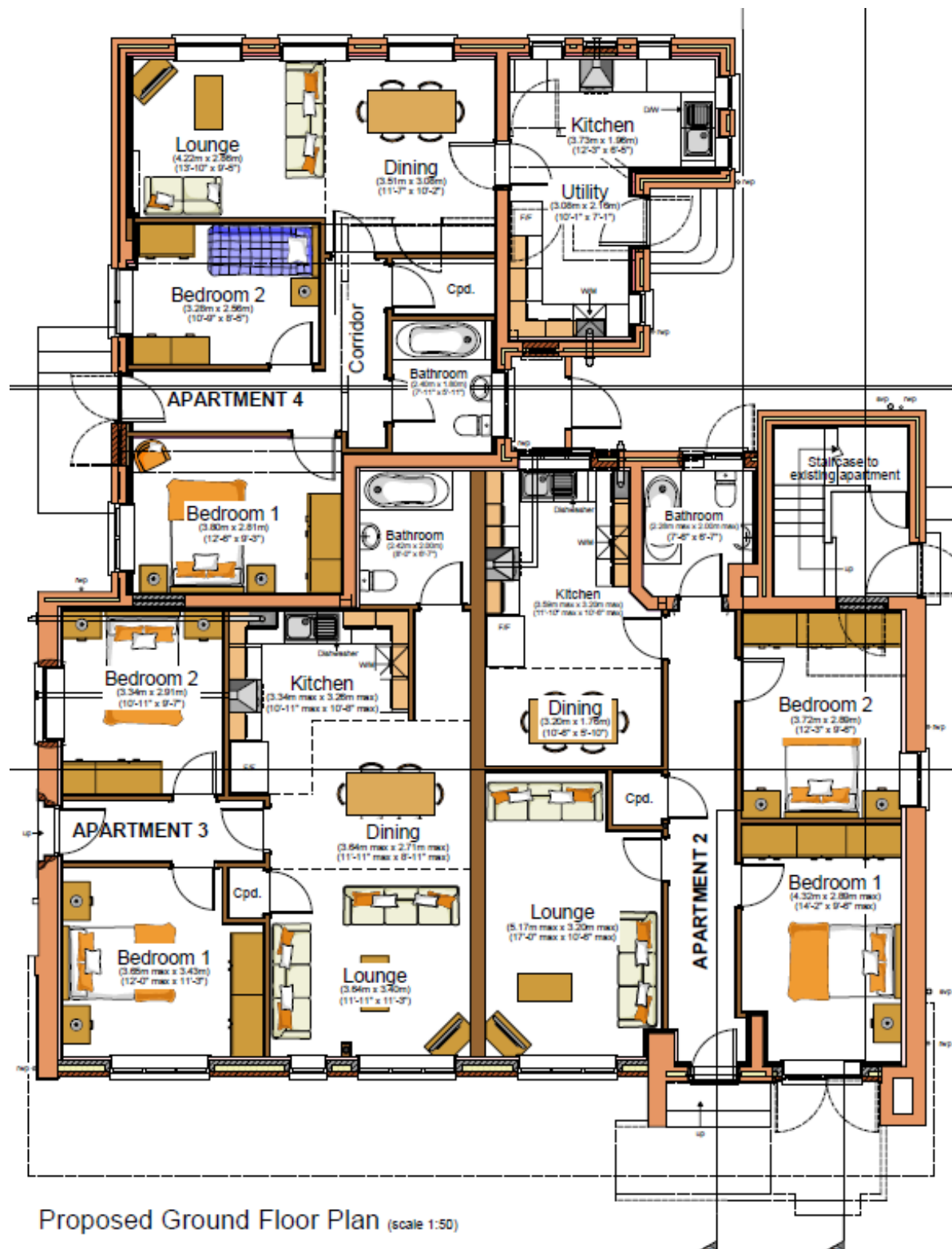


Side East Elevation (scale 1:50)

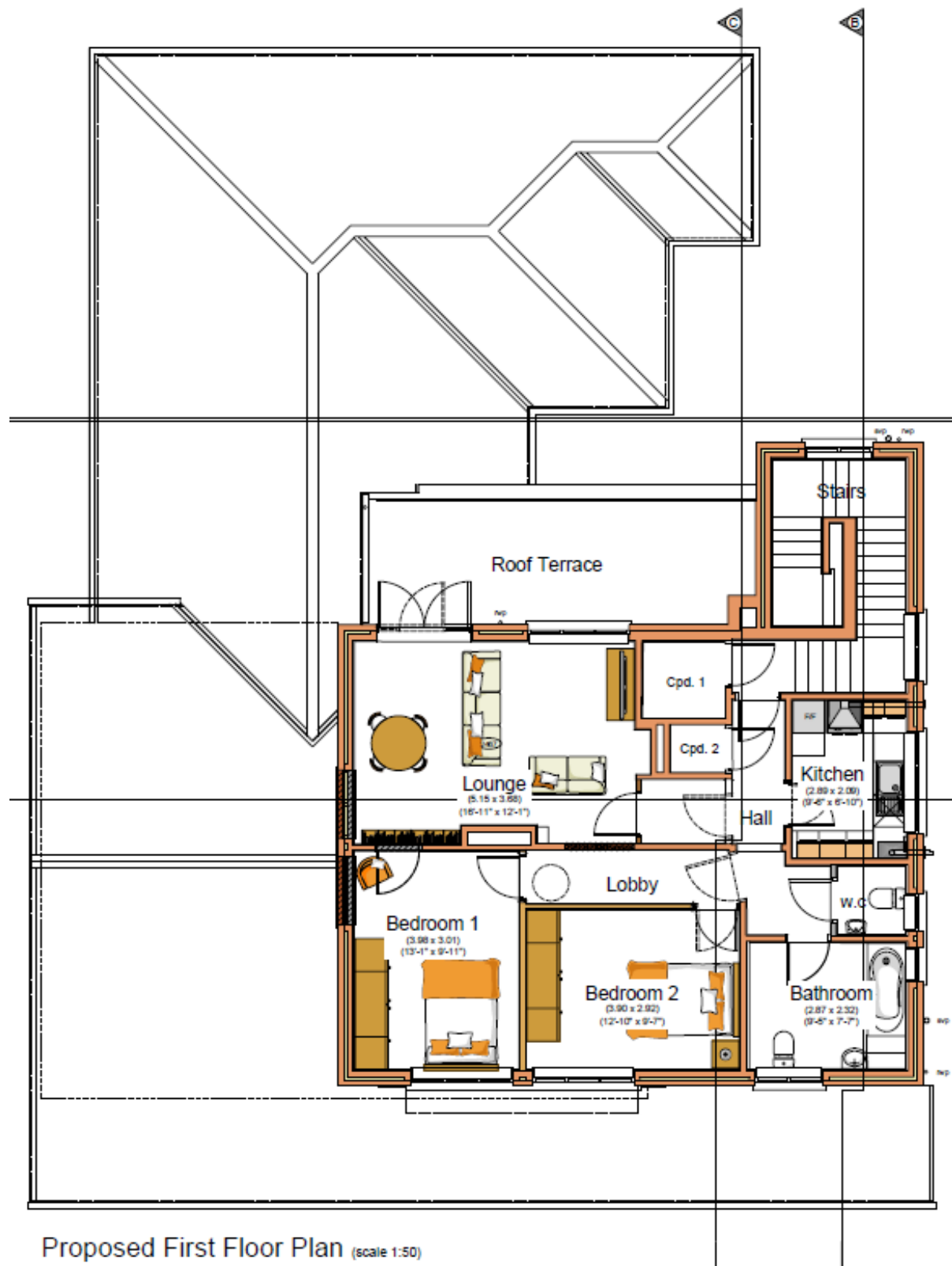
Proposed Site Layout



Proposed Ground Floor



Proposed First Floor



Proposed First Floor Plan (scale 1:50)

Proposed Elevations

67



Proposed Front North Elevation (scale 1:50)



Proposed Rear South Elevation (scale 1:50)



Proposed Side West Elevation (scale 1:50)



Proposed Side East Elevation (scale 1:50)

Site Photos











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PHONE [REDACTED] 42 DE WINT AVE
LINCOLN
LN67DX
RE 40 DE WINT AVE. 14-6-18.

REF 2018/0695/FUL.

DEAR SIR OR MADAM

WE LIVE AT 42 DE WINT
AVENUE.

WE HAVE ISSUES ABOUT THE
ROOF TERRACE. WE HAVE LIVED
HERE FOR ALMOST 26 YEARS WE
HAVE HAD PROBLEMS BEFORE
WHEN PEOPLE ARE USING THE
ROOF TERRACE.

WE LOSE ALL OUR
PRIVACY. WHEN THE NATIONAL
HEALTH WERE THERE THEY
AGREED AND THEY WERE GOING
TO PUT A BARRIER UP IT WAS
GOING TO BE TOO EXPENSIVE
SO THEY STOPPED USING IT.

I DO KNOW AS FAR
AS NUMBER 48 COMPLAINED

THE PLANS ARE FOR 4 FLATS
BUT ONLY 3 PARKING
SPACES ???

MOST COUPLES HAVE
TWO CARS THIS IS WORRYING
AS PEOPLE KEEP BLOCKING
OUR RUNIN. THIS DOES
WANT SORTING.

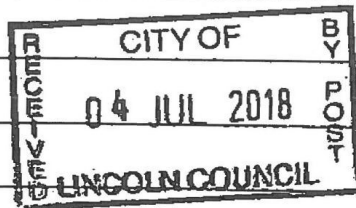
SPEAKING TO PEOPLE
AROUND THEY FEEL THE
BUILDING SHOULD BE
DEMOLISHED AND START
FROM SCRATCH.

WE DO AGREE WITH
THE GATES GOING AS STRANGE
THINGS HAPPEN. WHEN
WE SIT IN OUR GARDEN
THE GATES MAKE STRANGE
NOISES IT REALLY IS NOT
NICE

YOURS SINCERELY

A. R. COMLEY

MRS M. COMLEY



42 DE WINT AVE
LINCOLN
LN6 7DX
2.7.18

RE REF 2018/0695/FUL.

DEAR SIR OR MADAM

WE WROTE A
LETTER OF COMPLAINT ABOUT
40 DE WINT AVE

WE FORGOT TO
MENTION WE WILL HAVE
2 FRONT DOORS ON TO
OUR BACK GARDEN.

THIS SIDE OF 40 DE WINT
ECHO'S SO WE WILL HAVE
ALL THE NOISE AND THE
SMELL OF CARS INTO OUR
KITCHEN AND GARDEN
PLUS ALL THE BUILDING
WORK THAT HAS TO

2
BE DONE

WE WILL HAVE 3
OF 4 FAMILIES RIGHT
NEXT TO US.

THIS LEAVES US
WITH NO PRIVACY AT
ALL.

YOURS SINCERELY

[REDACTED]

[REDACTED]

17-6-18

TO DEVELOPMENT TEAM,

Dear Sir or Madam,

I have looked at the plans for NO 40
DE-WINT AVENUE LINCOLN. The upstairs apartment
will be looking into my Bedroom window, also
when the Bottom Cars park in there, no matter
which way they park, they will have to pull out
or back out, on to a very busy Road which
will make it more dangerous than it is now
cars now fly down DE WINT at speeds of 40 to 60
taking a short cut from Newark Road, to Keston Road
and Moorland ave.

Yours
Sincerely



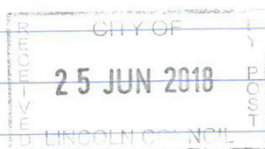
FROM MR T.G. TODD.

45, DE WINT AVENUE LINCOLN

LN6 7DU



21-6-2018
MISS, KIM, BROOKS,



48, DEWINT AVE
LINCOLN
Lincs
LN6 7DX

RE: PLANS 17/003/T22/
40 DEWINT AVENUE

Dear Sirs,

i am writing about my concern's on the planning of 3 apartments on 40 Dewint Avenue, there intends to be a terrace on top of the third apartment, the terrace will look right over a number of gardens mine being one of them. people have been using it very occasionally over the years and they have sat looking straight at people in there garden's. its like being at the Zoo, people complained and they stopped using it when it was a day centre, for the Council, also it has been very noisy over the years cars coming and going very echoey, people used to park cars all the way down the road next to me on Bowden drive. from the building, that caused the Council to put yellow lines down there, there will only be a couple of parking spaces there, so where will visitors park also most family's have more than one car these days and there is plan's for three apartments? please be considerate on the residents near the proposed, new apartments, many thanks

Proposed Redevelopment for Residential Purposes 40 De Wint Avenue

Application number 2018/0695/FUL

As I am a resident whose property backs on to this development, I would like to make the following comments.

Firstly, I think changing the property to a residential development is a good idea and should greatly enhance the appearance of the property and the surrounding area, as it has been lying empty for a long time since the tragic fire. As it is being changed from commercial premises that should remove the potential noise of heavy vehicles using the property.

I have two concerns with the plans.

1) Keeping the balcony on the top floor at the rear of the property.

From that balcony the occupiers can look straight into my property i.e the garden and also into the main house. There could also be a noise problem coming from the balcony especially as there are opening patio doors that lead on to the balcony.

2) There is no mention of the replacement of the rear fence which is the responsibility of the owner. It is in a very bad state of repair and urgently requires replacement. I have tried to repair my side of this fence, but only temporary repairs can be done.

I trust you will consider these points at the planning meeting

Regards

David Thorn
107 Astwick Road
Lincoln
LN67LL

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: 2018/0695/FUL

With reference to this application dated 29 May 2018 relating to the following proposed development:

Address or location

40 De Wint Avenue, Lincoln, Lincolnshire, LN6 7JA

Date application referred:
5 June 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Conversion of existing ground floor commercial unit to 3no. two bedroom self contained apartments with associated external alterations

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

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

Please provide an additional site plan layout with alternate parking arrangements.

Due to the localation and close proximity of the existing roundabout, The Highway Authority would not recomend the proposed extension of the dropped kerb adjacent to no.38. We would request alternate arrangements be considered to enable the new residents use the existing dropped access adjacent to no.42. We would also request alternate arrangements be shown to allow parking and turning for each resident to be able to access and agress the site in a forward gear.

Case Officer:
Emily Stevenson
for Warren Peppard
Flood Risk & Development Manager

Date: 22.6.18

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: Highwayssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0695/FUL

With reference to this application dated 29 May 2018 relating to the following proposed development:

Address or location

40 De Wint Avenue, Lincoln, Lincolnshire, LN6 7JA

Date application referred by the LPA
5 June 2018

Type of application: Outline/Full/RM:
FUL

Description of development

Conversion of existing ground floor commercial unit to 3no. two bedroom self contained apartments with associated external alterations

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)

HI08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

HP00

Adequate land shall be reserved within the curtilage of the site at all times for the parking and manoeuvring of all vehicles expected to call at the permitted development at any one time.

Reason: To ensure safe access to the site and each dwellings in the interests of residential amenity and convenience and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

Case Officer:

Becky Melhuish

for Warren Peppard

Flood Risk & Development Manager

Date: 3 August 2018