

PLANNING COMMITTEE

**Wednesday, 7 November
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, Simon Cousins, Democratic Services, Kieron Manning 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.

AGENDA

SECTION A	Page(s)
1. Confirmation of Minutes - 10 October 2018	5 - 14
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	15 - 22
4. Applications for Development	

- (a) Former Boultham Dairy, Boultham Park Road, Lincoln **23 - 50**
- (b) 4 Southland Drive, Lincoln **51 - 66**

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 Jim Hanrahan (*in the Chair*),
Councillor Naomi Twedde, Councillor Biff Bean,
Councillor Bill Bilton, Councillor Alan Briggs, Councillor
Kathleen Brothwell, Councillor Bob Bushell, Councillor
Gary Hewson, Councillor Ronald Hills, Councillor
Edmund Strengiel and Councillor Pat Vaughan

Apologies for Absence: Councillor Chris Burke

37. Confirmation of Minutes - 12 September 2018

RESOLVED that the minutes of the meeting held on 12 September 2018 be confirmed.

38. Declarations of Interest

No declarations of interest were received.

39. Application for Development: 27-29 Clasketgate, Lincoln

The Planning Manager:

- a. advised that planning permission was sought for the erection of a seven storey building to incorporate 114 bed spaces of student accommodation on a Sui Generis basis, alongside a commercial unit at ground floor level along Clasketgate, following demolition of an existing building (Revised Plans)
- b. described the application site situated on the north west corner of the junction of Clasketgate with Flaxengate, currently comprising of a three storey white rendered building, formerly the office of Pygott and Crone Estate Agency, and associated car parking to the rear, located within Conservation Area No. 1 'Cathedral and City Centre'
- c. highlighted that an application for the erection of a 63-bedroom hotel with a restaurant to its roof was approved for the site by the Members of the Planning Committee in May 2018 including the demolition of the existing Pygott and Crone Estate Agency; the current proposals would therefore offer an alternative use to these proposals
- d. reported that in addition to the direct site history, work had commenced on the site immediately to the north of the application site which had planning permission for a five storey building for students with a total of 118 bed spaces
- 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 LP7: A Sustainable Visitor Economy

- Policy LP9: Health and Wellbeing
 - 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 a Computer Generated Image (CGI) Technical Statement submitted by the applicant, addressing a consultation response contained also within the Update Sheet suggesting that the CGI's submitted in support of the application were inaccurate
- h. advised members of the main issues relevant to the consideration of the application are 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 Traffic Capacity;
 - Other Matters; and
 - The Planning Balance.
- i. concluded that:
- The building proposed was appropriate in terms of its use and of a high quality design.
 - The design was clearly different from the approved hotel but was equally appealing and sensitive to its context.
 - The scale and massing was very similar to the previous approval and the relationship with the building under construction to the north was equally carefully considered.

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:

- There was an urgent need for purpose-built student accommodation across the city.
- The University of Lincoln had enjoyed recent success being in the UK top ten position for student satisfaction.

- The University now operated a medical school in partnership with the University of Nottingham.
- Intake of post graduate students was up 6% and under graduates by 7%.
- 99% of purpose built student accommodation in the city was full.
- His company had no involvement in the previous application on the same site for a hotel, this was a new project.
- A hotel may struggle to get financial backing in this area.
- The proposal for student accommodation was a fresh scheme using exceptionally high quality materials.
- The architecture of the proposed building was relevant to several RIBA buildings including one in London.
- The design was sympathetic to the local street scene.
- Local companies would be used for the build, which could start immediately.
- Archaeological considerations so far had involved the local community and the same ethos would be continued.
- The proposed development was of an identical footprint to the previous approved application with slightly less height.
- In respect of the objections received regarding the visuals, these drawings were prepared to a high degree of accuracy by us as applicant, as explained in the Update Sheet.
- A gallery would be dedicated to the cultural quarter on the bottom floor of the building.
- The design was led by a local builder.
- Materials would be of excellent quality.
- The build was ready to start should planning permission be granted.

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

- Student accommodation in this part of the city would not have an impact on the local residential area.
- It was nice to see the growth of the University alongside the benefits it brought to the economy.
- It was pleasing to note a local builder was involved.
- Praise should be awarded to the applicant for creating a gallery on the bottom floor of the development.
- The proposed development was visually pleasing, although choice of a lighter coloured material for the external façade of the building would brighten up this narrow street.
- Members had previously been told that hotel accommodation was needed conflicting with news today that it couldn't be built.

Members referred to student accommodation to be provided here which would be included within the housing stock figures for the city, and asked how far we needed to go to meet our housing allocation target.

Members highlighted that inclusion of student accommodation in housing stock data did not help those families on the waiting list in the city. It would be useful to be shown evidence that the provision of purpose built student accommodation was allowing families to get back into private accommodation.

Members asked what type of glazing would be used for the development, commenting on the tendency for students to stack items behind the glass.

Kieron Manning, Planning Manager, offered the following points of clarification:

- Student accommodation could count towards our housing stock, which was helpful for the City of Lincoln Council and Central Lincolnshire Joint Planning team. The figures on percentage split between student and residential housing stock were not available today, however, this information would be collated and presented hopefully to the next meeting of Planning Committee.
- The material chosen for the external facade of the building was of 'brindle' colour.
- The glazing to be used was glass and not panels .It was difficult to control the stacking of items immediately behind the glass, although conditions imposed as part of the management policy for the premises may help.

RESOLVED that:

1. A report on the percentage allocation between student and residential housing stock in the city be provided to a future meeting of Planning Committee.
2. Planning permission be granted subject to the planning conditions listed below:-

Standard Conditions

- Approved Plans
- Timeframe of Permission

Conditions to be discharged before commencement of works

- Historic Building Recording of Existing Building;
- Contract for Redevelopment Works to be Provided Prior to Building Demolished;
- Archaeology;
- Contaminated Land Conditions;
- Noise Assessment and Details of Noise Attenuation for Windows;
- Details of Plant / Machinery and Mitigation;
- Schedule of Materials;
- Foul and Surface Water Management Strategy;
- Details of CCTV Equipment for Building;

Conditions to be discharged before use is implemented

- Cycle Storage Provided on Site;

Conditions to be adhered to at all times

- Details of Kitchen Extraction and Mitigation;
- Details of any External Lighting; and
- Controls over Hours of Deliveries and Refuse Collections.

40. Application for Development: 1 St Annes Road, Lincoln

The Planning Team Leader:

- a. advised that planning permission was sought for the erection of a single storey extension to the front elevation at 1 St Annes Road, to facilitate the conversion of existing offices most recently in use by the NHS into 9no. residential units
- b. described the application site located on a corner plot with St Anne's Close to the south and St Anne's Road to the east, in a residential area with the hospital located to the east
- c. provided details of the policies pertaining to the application as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan
 - LP25: The Historic Environment
 - LP26: Design and Amenity
 - LP37: Subdivision of Properties in Lincoln
- d. outlined the responses made to the consultation exercise
- e. referred to the update sheet which contained a revised plan to show the trees to be retained, trees to be removed and locations for replacement planting, the details of which would be secured by condition
- f. advised members of the main issues relevant to the consideration of the application as follows:
 - Visual amenity and design
 - Residential amenity and impact on neighbours
 - Loss of trees
 - Highways
- g. concluded that:
 - The proposed use of the property for self-contained residential flats would be acceptable in this existing residential area.
 - The physical alterations to the building would be minimal and would remain in keeping with the scale and design of the existing property.
 - All other issues had been addressed and further works could be secured by condition.
 - It was therefore considered that the application accorded with the National Planning Policy Framework and Central Lincolnshire Local Plan policies.

Kevin Coupland addressed Planning Committee as agent on behalf of the Applicant in support of the development, covering the following main points:

- There had been some confusion over the future of the trees and the number to be retained as part of this development.
- The site was not in a Conservation Area.
- None of the trees had a Tree Preservation Order.
- Advice had been sought from a specialist Arboricultural Officer.

- A revised tree plan had been issued on the update sheet to show the trees to be retained, removed and replaced.
- Six new trees would be planted.
- It was hoped members would now be able to give their support to the scheme as there were no objections to the build itself.

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

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

- Development is carried out within 3 years
- Development be carried out in accordance with the approved plans
- Scheme of replacement tree planting
- Details to demonstrate tree roots can be protected during the construction phase
- Electric vehicle charging points
- Hours of working
- Samples of proposed materials

41. Application for Development: Land Between 25 And 41 Gaunt Street, Lincoln

The Planning Team Leader:

- a. advised that planning permission was sought for the erection of a three storey building to accommodate nine self-contained flats on land between 25-41 Gaunt Street (revised plans: repositioned building and windows)
- b. highlighted that the development would front Gaunt Street, presenting a 2½ storey staggered elevation, with a three storey accommodation wing to the rear forming a 'T' shaped building
- c. reported that the development would be managed by the applicant, LEAP (Lincolnshire Employment Accommodation Project), a local charity and social landlord
- d. advised that in addition to the application receiving more than four objections, the site was owned by the City Council and therefore was being presented to Members of the Planning Committee for consideration and determination
- 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 LP10 Meeting Accommodation Needs
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise

- g. referred to the update sheet which contained additional consultation responses and images received, together with a revised officer recommendation in relation to the planning application
- h. advised members of the main issues relevant to the consideration of the application as follows:
 - Principle of use
 - Visual amenity
 - Residential amenity
 - Access and highways
- i. concluded that:
 - The principle of the use of the site for residential purposes was considered to be acceptable and the development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design.
 - The proposals would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
 - Matters relating to contamination and archaeology could be dealt with appropriately by condition.
 - As the LCC had not raised any objections in respect of highways or flood risk the proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP10 and LP26, as well as guidance within the National Planning Policy Framework.

Bill Taylor addressed Planning Committee in objection to the proposed development, covering the following main points:

- He agreed in principle to development of the site.
- His objections centred on the need for a more sympathetic choice for the siting and design for the project.
- The proposed development was disproportionate to the existing 1½ storey building to the east, which he represented.
- There would be a direct impact on the residents of 1-4 Woodburn Place and 23 Gaunt Street from the proposed development due to outlook from the roof windows on the 1st and 2nd storey.
- The rooms behind the roof windows of numbers 1-4 Woodburn Place were the main living areas for the residents of these properties.
- The rear off shoot of the new building would cause a light restriction to the occupants of 1-4 Woodburn Place.
- The proposed 3 storey building would affect sunlight/daylight into the existing properties to the east at 1-4 Woodburn Place.
- Good practice recommended that at least 25% of available sunlight should be retained. As a result of this scheme, existing residents would receive only 5% sunlight in the winter and in total amounting to 80% of its former value.
- A natural light study would confirm this.
- The creation of only one flat in the 2nd storey of the new off shoot building would affect the amenity of four existing householders below.

- He requested that the design of the proposed development be moved further to the west and/or the rear off-shoot of the new building be reduced to two storeys or less.
- He hoped members of Planning Committee would consider his objections appropriately.

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

- Although the existing property was in Councillor Hewson's ward he had never heard of Woodburn Place, it wasn't signposted as such and he had not been aware until now that people lived there.
- The objections regarding differences in distances between the existing and proposed building were understood, however, officers had taken this into account in their recommendation.
- The proposed development would be a vast improvement on what we had at the moment with the present garage site.
- Parking for residents would be preferred.

RESOLVED that planning permission be granted subject to the following conditions, with delegated authority granted to the Planning Manager to resolve matters relating to archaeology:

- Time limit of the permission;
- Development in accordance with approved plans;
- Contamination;
- Archaeology;
- Boundary details;
- Land levels;
- Implementation of landscaping;
- Construction of the development (delivery times and working hours); and
- Windows and doors set in reveal.

42. Application for Development: Land Adjacent To 107-115 Gaunt Street, Lincoln

The Planning Team Leader:

- a. advised that planning permission was sought for the erection of seven garages within an existing council owned car park on land adjacent to 107-115 Gaunt Street
- b. described the location of the car park comprising a total of 14 spaces towards the end of Gaunt Street with the car park of the Kingdom Hall of Jehovah's Witnesses to the north, the three storey Gaunt Street flats to the south and the River Witham to the west
- c. reported that the proposed garages were intended to contribute towards the provision that would be lost as a result of the proposed re-development of the council owned garage site between 25-41 Gaunt Street, presented to Planning Committee as the previous item on tonight's agenda
- d. advised that the application was presented to Members of the Planning Committee due to the City Council being the applicant

- e. provided details of the policies pertaining to the application as follows:
- Policy LP26 Design and Amenity
 - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise
- g. advised members of the main issues relevant to the consideration of the application as follows:
- Principle and highways
 - Visual and residential amenity
 - Flood risk and drainage
- h. concluded that:
- The principle of the proposal was acceptable considering the existing car park use and the structure would not have a harmful impact on either visual or residential amenity.
 - The proposal was also to the satisfaction of the Lincolnshire County Council as Highway and Lead Local Flood Authority.
 - The application was therefore in accordance with the requirements of Central Lincolnshire Local Plan Policy LP26 and guidance within the National Planning Policy Framework.

Members discussed the content of the report in further detail.

Members suggested that it would be better to mark out the car parking spaces on the land rather than build garages, also that good quality housing would be better use of the space.

Other members highlighted that the Council had a duty to provide garages for council tenants and that the space had never been fully utilised for parking of cars previously. It was noted that some tenants wanted to keep their garages to use as additional storeroom space

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

- Time limit of the permission;
- Development in accordance with approved plans;
- Land contamination; and
- Construction of the development (delivery times and working hours).

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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 7 / SCHEDULE DATE: 07/11/18**

Item No	Status e.g. CAC	Specific Location	Tree Species and description / reasons for work / Ward.	Recommendation
1	N/A	Rear garden of 2 East Liberty	<u>Abbey Ward</u> 5 Cypress Fell, to prevent damage to property and as part of garden improvements.	Approve and replant 5 Rowans in a suitable location.
2	N/A	Amenity land adjacent to No 6 Stukeley Close.	<u>Abbey Ward</u> Group planting of Field Maple and Hazel. Fell to prevent further damage being caused to a property boundary wall.	Approve and replant with 5 Field Maples in a suitable location.
3	TPO	Land to rear of 51 Rochester Drive.	<u>Birchwood Ward</u> 1 Oak. Remove deadwood and reduce crown spread by approximately 2 metres.	Approve.
4	N/A	Front garden of 19 Cosford Close.	<u>Birchwood Ward</u> 1 Birch. Fell, the tree has decay at the base and has outgrown the location.	Approve and replant with a Birch in a suitable location.
5	N/A	Land adjacent to 7 Ivywood Close	<u>Birchwood Ward</u> 2 Cherry trees. Fell to prevent damage to property.	Approve and replant with 2 Cherry trees in a suitable location.
6	N/A	Birchwood Nature Park. Boundary bordering Carnoustie Drive and Kingsdown Road.	<u>Birchwood Ward</u> 10 self-set Birch and Willow. Fell to prevent damage and nuisance to properties.	Approve and replant with 10 Birch and 10 Oaks in a suitable location.

		Birchwood Nature Park. Doddington Road entrance and adjacent to Lancaster sculpture.	1 Birch Fell to improve entrance view and to clear sculpture.	Approve and replant with a Birch in suitable location.
		Birchwood Nature Park. Adjacent to woodland footpath, west of Witchford Close.	5 self-set Birch. Thin out by removal to improve the development potential of a Hornbeam specimen.	Approve and replant with 5 Oaks in a suitable location.
7	N/A	Link path to rear of Lydd Close.	<u>Birchwood Ward</u> 2 Rowans Fell, one of the trees is dead and the other is dying and leaning.	Approve and replant with 2 Rowans.
8	TPO	Roadside verge outside 9 Shaftesbury Avenue.	<u>Birchwood Ward</u> 1 Birch Notification of Intent to fell on behalf of LIncs. County Council. The health of the tree is in decline and decay is present near base and root system.	Approve and replant with a Birch
9	N/A	Cathedral Plantation.	<u>Boultham Ward</u> 1 Oak and 1 self-set Sycamore. Fell, the trees are of poor form and to prevent encroachment over private boundary.	Approve and replant with 2 Oaks
10	N/A	Boultham Park. Adjacent to lake.	<u>Boultham Ward</u> 1 Weeping Willow. Fell. The tree has recently suffered storm damage and shed limbs.	Approve and replant with a Weeping willow.
11	N/A	Boultham Park. Adjacent to Rookery Lane entrance.	<u>Boultham Ward</u> 2 Horse Chestnuts Fell, the trees are diseased, in decline and have decay present.	Approve and replant with 2 Horse Chestnuts.

12	N/A	Boultham Park	<u>Boultham Ward</u> 1 multi-stemmed Sycamore. Fell, the tree has extensive decay at the union of the multiple stems. 1 Sycamore Fell, the tree is diseased and has extensive crown dieback.	Approve and replant with an Oak in a suitable location. Approve and replant with 1 Cherry.
13	N/A	Carr Street opposite Block No 97 - 105	<u>Carholme Ward</u> 1 Rowan. Fell, the tree is dead.	Approve and replant with a Rowan in a suitable location.
14	N/A	Outside Block 33-53 Arthur Taylor Street	<u>Carholme Ward</u> 1 Sycamore. Fell in order to allow repairs to severely root damaged public footpath.	Approve and replant with a Field Maple in a suitable location.
15	N/A	Verge outside No 26 Queen Elizabeth Road.	<u>Castle Ward</u> 1 Rowan. Fell, the tree is dead.	Approve and replant with a Rowan.
16	N/A	Garden of 9 Pietermaritz Street	<u>Castle Ward</u> 1 self –set Sycamore 1 cypress hedge 1 Lombardy Poplar Fell, as part of garden improvements.	Approve and replant with 3 Field Maples in a suitable location
17	N/A	Sobraon Park woodland extension.	<u>Castle Ward</u> 2 self-set Sycamores Fell, the trees are of poor and unbalanced form adjacent a property boundary and also to encourage development of better specimens. 1 small Horse Chestnut. Fell, the tree is dead.	Approve and replant with 3 Rowans in a suitable location.
18	N/A	Front garden of 24 Dryden Avenue	<u>Glebe Ward</u> 1 Blue Spruce. Fell, the tree has root instability and is disrupting the footpath.	Approve and replant with a Rowan in a suitable location.

19	N/A	Rear garden of 79/81 Goldsmith Walk	<u>Glebe Ward</u> 1 Cypress Fell, to prevent damage to property. The tree has outgrown its location.	Approve and replant with 1 Birch in a suitable location.
20	N/A	Hartsholme Country Park – Crescent Pond area.	<u>Hartsholme Ward</u> 6 Alders, 2 Oaks, 1 Birch, 1 Beech and 4 Sycamores. Fell as part of a thinning programme to remove suppressed or poorly formed specimens to allow more light to understorey, pond margins and to facilitate access for dredging.	Approve and replant with 6 Alders, 3 Oaks and 5 Beech in suitable locations.
21	N/A	Garden of 25 Prial Avenue.	<u>Moorland Ward</u> 1 Birch Fell to prevent damage to overhead cables and as part of garden improvements. 1 Scots Pine Fell, the tree is leaning, has outgrown its location and as part of garden improvements.	Approve and replant with 1 Birch and 1 Scots Pine in a suitable location.
22	N/A	Garden of 2 Constable Avenue	<u>Moorland Ward</u> 1 Cherry. Fell to prevent damage to property The tree has multiple cavities present.	Approve and replant with a Cherry in a suitable location.
23	CAC	Canwick Old Cemetery, Washingborough Road.	<u>Park Ward</u> Holly self-sets located at 3 graves within the cemetery. Fell to prevent damage to headstones.	Approve and replant with 3 Limes in a suitable location.

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Application Number:	2018/0781/FUL
Site Address:	Former Boultham Dairy, Boultham Park Road, Lincoln
Target Date:	18th October 2018
Agent Name:	Lindum Group
Applicant Name:	Longhurst Group Ltd
Proposal:	Erection of 36 affordable houses with associated infrastructure.

Background - Site Location and Description

The application site is the land formerly occupied by the Boultham Dairy (now demolished) and is located on the south east corner of the junction of Dixon Street and Boultham Park Road. The site forms part of a scheme which was approved under a hybrid permission (2011/0860/F) and included full planning permission for a food store with access and car parking, outline permission for a mosque both of which have now been built on site and outline permission for the erection of dwellings.

The site is 0.92 hectares and is located adjacent to the Lidl Supermarket with access available from Boultham Park Road. To the northern boundary is the mosque, the southern boundary is shared with a mixture of residential properties accessed from Marjorie Avenue and a small independent car sales business which fronts onto Boultham Park Road. To the east of the site which directly abuts the site is commercial development on Dixon Close. The site is currently vacant and has an unkempt appearance due to left over debris from the demolition of the original dairy building being stored on site.

The application proposes the erection of 36 affordable dwellings 18 two bed and 18 three bed with a split of shared ownership and social rented properties (19 shared ownership and 17 affordable rent).

Site History

Reference:	Description	Status	Decision Date:
2011/0860/F	Erection of a foodstore with access and car parking (FULL PLANNING PERMISSION) and erection of dwellings (OUTLINE) and a place of worship/mosque with car parking or business (B1) use (OUTLINE)	Granted Conditionally	28th June 2012

Case Officer Site Visit

Undertaken on 7th August 2018.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP10 Meeting Accommodation Needs
- Policy LP11 Affordable Housing

- Policy LP13 Accessibility and Transport
- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

1. Principle of the use
2. Impact on residential amenity
3. Impact on visual amenity
4. Flood risk and surface water drainage
5. Impact on highway safety
6. Contributions
7. Contaminated land and other matters

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Shane Harrison	Comments Received
Lincolnshire Police	Comments Received
NHS England	Comments Received
Lincoln Civic Trust	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Councillor Gill Clayton- Hewson	No Response Received
Councillor Gary Hewson	No Response Received

Councillor Ralph Toofany	No Response Received
Anglian Water	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Environment Agency	Comments Received

Public Consultation Responses

No responses received.

Consideration

Principle of Use

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing. Policy LP10 also advises that 'new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities'. Policy LP11 advises that developments should provide a 25% provision of affordable housing. The Strategic Housing Market Assessment for Central Lincolnshire (2015) identifies that the need for affordable housing relates to all sizes of property particularly for 1 and 2 bedroom properties. Officers are therefore satisfied that the principle of the residential use and the nature of the accommodation is wholly appropriate in this location, particularly considering that the site is within a predominantly residential area. Officers also welcome the 100% provision of affordable housing which will add to the supply and choice for the City.

Supporting the application would also be in accordance with CLLP Policy LP1 which states that there should be a presumption in favour of sustainable development and planning applications that accord with the policies in the Local Plan will be approved without delay. This presumption in favour of sustainable development reflects the key aim of the National Planning Policy Framework (NPPF).

In the submitted Design and Access Statement it is identified that the site is in a sustainable location close to existing shops and services including schools and a doctor's surgery within walking distances and with good public transport connections.

Impact on Residential Amenity

The plot closest to the neighbouring residential dwellings would be Plot 36. The proposed dwelling would be located 8 metres from the boundary with the properties on Marjorie Avenue. Their gardens vary in length but generally are 30 metres or over. The interface distance and relationship between the proposed and existing building would ensure that there are no issues with regards to loss of light or the creation of an overbearing structure. An en-suite window is proposed at first floor in the facing elevation these are however by their nature obscure glazed and therefore there would not be any issues with overlooking.

The interface and relationship between the proposed and existing dwelling is not uncommon in urban settings such as this examples of which can be seen on many of the streets located along Boutham Park Road. Officers therefore consider that the relationship of the proposal to these properties is acceptable.

44a Marjorie Avenue is located 1.25 metres from the boundary with the application site. Plot 36 would be located 9 metres from the side boundary No. 44a. The interface distance and relationship between the proposed and existing building would ensure that there are no issues with regards to loss of light, loss of privacy or the creation of an overbearing structure. Officers therefore consider that the relationship of the proposal to these properties is acceptable.

Plots 7 and 8 would be located over 20 metres from the boundary with Sage Court, given this separation distance there would be no issues of overlooking loss of light or the creation of an overbearing structure

Plots 9, 18, 19, 20, 21, 22, 23 would all be located in excess of 40 metres from the properties on Marjorie Avenue, given this separation distance there would be no issues of overlooking loss of light or the creation of an overbearing structure

On the western boundary of the application site is a commercial premises on Dixon Way currently occupied by Uniform Direct. The buildings on this boundary turn their back on the application site with their rear elevations sharing the same boundary. The proposed dwellings would be located 9 metres from the boundary which is currently defined by a 1.8 metre high chain-link fence.

The Pollution Control Officer has advised that due to the close proximity to neighbouring residential properties, there is potential for significant problems due to noise from the construction phase of the development, particularly during the noise sensitive hours. It is therefore recommended construction of the development 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.

The Pollution Control Officer has also requested a dust management plan is submitted to ensure that the neighbouring residential properties are not affected during the construction phase of the development. Officers consider this to be reasonable and recommend that should you be minded to approve this condition is included on the planning permission.

No objections or comments have been received from any neighbouring dwellings during the consultation period.

The proposals are therefore considered to accord with CLLP Policy 26 which requires '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'.

Impact on Visual Amenity

The Lincoln Townscape Assessment states 'St Matthew's character area mainly consists of separate areas of residential developments, within a Character Area that is itself surrounded by industrial areas and 'out-of-town' retail parks to the north, west and east. The Character Area does not have a coherent form or centre and does not have a clear, distinct character. This is in part due to the varied suburban townscape reflecting changes from early 19th Century through to the 21st Century, many of which have been carried out

with limited reference to earlier developments.

It is considered that the site is of a sufficient size to comfortably accommodate the proposed number of dwellings along with the associated garden land and car parking (30 dwelling per hectare). The development represents a good use of brownfield land and has a traditional arrangement of dwellings with gardens to the rear, example of which can be seen at adjacent properties in the character area. The use of semidetached dwellings is also considered to be appropriate as the character of the area is varied- including two storey detached and semi-detached dwellings and bungalows. It is not considered the difference in land levels to address flood risk requirements would appear out of character in this context. Officers are therefore satisfied that the proposal would relate well to the site and surroundings, in relation to siting, height, scale, massing, form and plot widths.

It is also considered that the design of the proposal is acceptable. The elevations are simple combining traditional proportions and modern materials and features, such as recessed grey UPVC windows and canopies above the front doors. The front elevations and side elevations have contrasting brickwork, which serve to break up and add interest to the elevations. It has been agreed with the applicant that samples of the materials will be required by condition but there is no objection in principle in this respect to the use of redbrick with contrasting brick panels along with the other materials proposed. It is therefore considered that the development would reflect the original architectural style of the local surroundings.

Details of the boundary treatments and landscaping have been provided. The front boundary to Boutham Park Road will have a masonry wall with metal railing above to match the existing pumping station with an area of landscaping to the rear. The side and rear boundaries, are marked by a combination of 2.5 metre, 1.8 metre and 1.2 metre high fencing panels and trellis fencing. A landscaping plan has been included in support of the application. The scheme is designed to be attractive and manageable and includes grass to the larger frontage areas with low ground covering shrubs in the smaller frontage areas between paths and driveways. Rear gardens will be laid with grass seed and paving slabs. Street trees including Rowan and Flowering Cherry are included in prominent areas. It is considered that the proposed landscaping is acceptable for the scale of development. It is considered that both the landscaping and boundary treatments are acceptable and reflect and improve on the overall character of the development and its surroundings.

The proposal would provide contemporary dwellings of traditional construction, which reflects the mixed use nature of the St Matthew's character area. The proposal would therefore be in accordance with CLLP Policy LP26 and also paragraph 130 of the NPPF, which requires that developments take advantage of opportunities to improve the character and quality of an area.

Flood Risk and Surface Water Drainage

The application site falls within Flood Zone 3a and as such the applicant has produced a Flood Risk Assessment (FRA) which has been considered in detail by the Environment Agency. It has been established that for residential development on the site, a minimum floor level of 6.00 metres is required. Submitted land levels show the site is around 4.190metres to the west with a gradual rise to the east of 4.850 metres. On the west of the site where it is not practical to raise the levels the application proposes three storey dwellings with no habitable rooms on the ground floor. This strategy was originally agreed in principle during the consideration of the Outline planning permission.

The Environment Agency has confirmed the Flood Risk Assessment submitted with the application meets the requirements of the NPPF, subject to a condition being imposed on an approved application to mitigate flood risk to the development.

The Lincolnshire County Council as the Lead Local Flood Authority has assessed the application and raised no objections in terms of flood risk based on this advice it is considered that the development would not increase flood risk.

The Upper Witham Drainage Board has objected to the proposed development due to concerns about flood risk and the effect of raising the ground level would have on neighbouring properties through increased flood risk. These matters have been considered by the applicant and a drainage scheme has been submitted which shows there would be no increase in flood risk to the neighbouring properties.

The Council is awaiting a response from Anglian Water on Surface Water drainage they have previously confirmed that there is adequate spare capacity for used and foul water drainage. In this respect officers will provide an update on this matter at committee.

Impact on Highway Safety

Access to the site is achieved via a priority T-Junction from Boutham Park Road and is, deemed acceptable in highway safety terms by the Highways Authority. A transport assessment has been prepared in support of the planning application which has been considered in detail by the Highways Authority.

In term of parking all three bedroom dwellings and most of the two bedroom dwellings provide on plot parking and where this is not possible for a number of the two beds the spaces are provided to the front of the dwelling. In addition to this parking the three storey dwellings have garages and there are a number of additional visitor spaces.

The Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Contributions

The Community Infrastructure Levy Regulations (CIL) make a number of provisions for relief from the Levy social housing falls within this provision for relief. Therefore no CIL payment would be required for this development.

A section 106 legal agreement is also required to cover the Local Green Infrastructure (Playing Field, Play Space and Amenity Space). The applicant is requested to contribute a total sum of £16,741 for playing fields and children's play space.

NHS England has been consulted on the application and has concluded that the applicant is requested to contribute a total sum of £14,652 to mitigate the additional demands on the existing GP Services.

Lincolnshire County Council as the Education Authority has formally responded and does not request a contribution towards primary school places.

Contaminated Land and Other Matters

The City Council's Pollution Control Officer has indicated there is potential for contamination to be found on the site due to past uses. A site investigation report has

been submitted in support of the application gas monitoring has also been ongoing on the site. The City Council's Scientific Officer has been in contact with the agent during the process of the application. The officer has advised that while this matter is ongoing it can be appropriately dealt with by conditions as necessary.

Other Matters

The site is not considered likely to reveal any significant archaeological deposits.

A tree survey has been submitted in support of the application. Two trees are on the site both Birch trees on the southern boundary both found to be in good condition and are retained in the proposals.

The proposed development will include off street parking and it was therefore recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development in line with the recommendations of paragraph 110 of the NPPF and CLLP Policy LP13. Officers have discussed this with the agent who is happy to provide charging points. A condition requiring details of the point and their installation prior to the occupation of the dwellings is recommended should you be minded to approve the development.

Comments have been made by the Lincolnshire Police, they have raised no objections but have suggested recommended measures. This correspondence has been forwarded to the agent for their information.

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

Yes.

Financial Implications

None.

Legal Implications

The applicant is required to enter into a Section 106 agreement for financial contributions towards health care and local green infrastructure.

Equality Implications

None.

Conclusion

The principle of the use of the site for residential purposes is considered to be acceptable and the development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design. The proposals would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. Matters relating to contamination and flood risk can be dealt with appropriately by condition. Subject to Anglian Water not raising any issues regarding surface water drainage the proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP10, LP11, LP13 and LP26, as well as guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

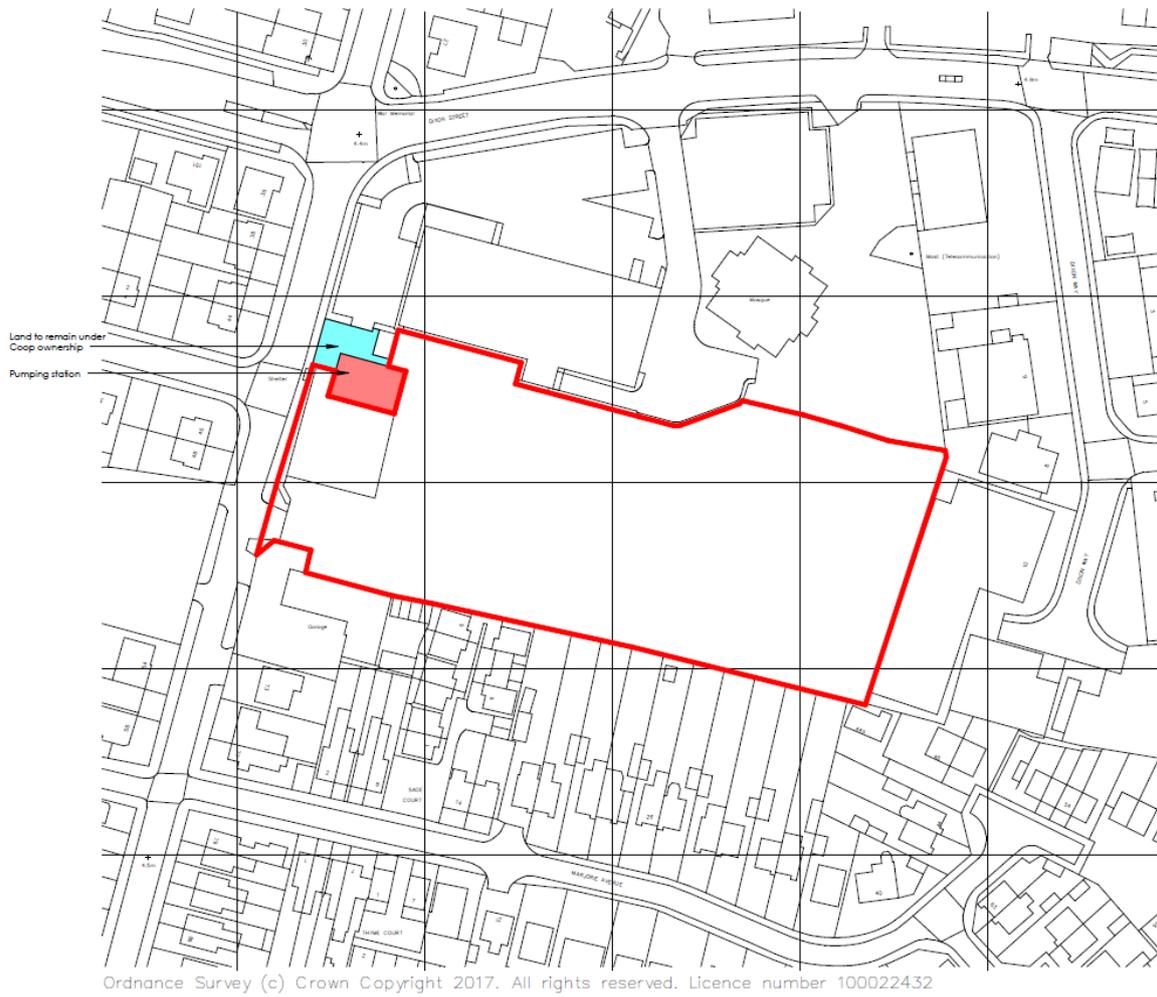
Recommendation

Subject to receiving no objections from Anglian Water in respect of surface water drainage officers recommend that the application is Granted Conditionally following the signing of the s106 legal agreement and subject to the conditions listed below,

- Time limit of the permission;
- Development in accordance with approved plans;
- Contamination;
- Dust management plan;
- Samples of materials;
- Details and implementation of electric vehicle recharging points
- Implementation of Flood Risk Assessment;
- Implementation of landscaping;
- Implementation of tree protection
- Construction of the development (delivery times and working hours); and
- Roads and footways to be constructed to an adoptable standard

Plans

Site Location Plan



Proposed Site Layout

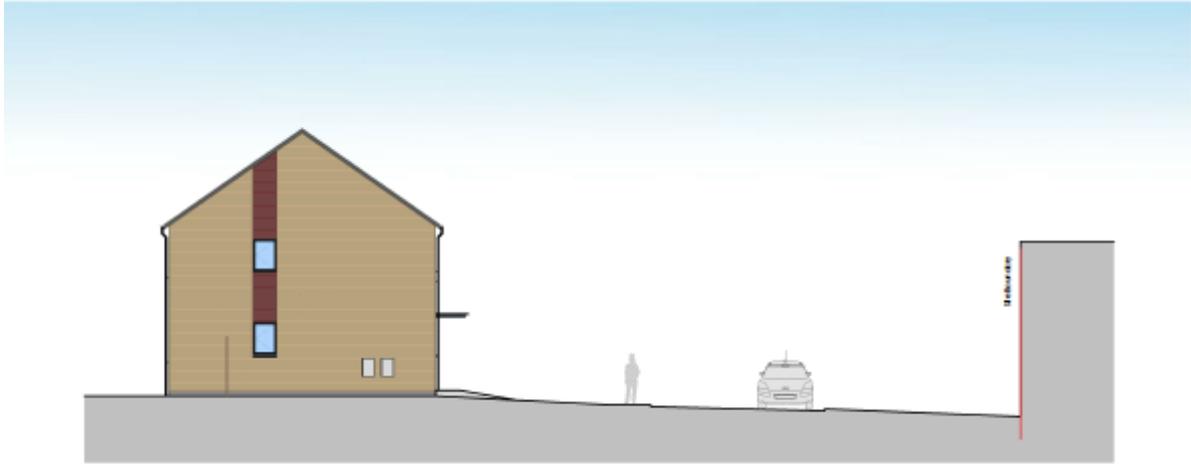


Proposed Landscaping Plan



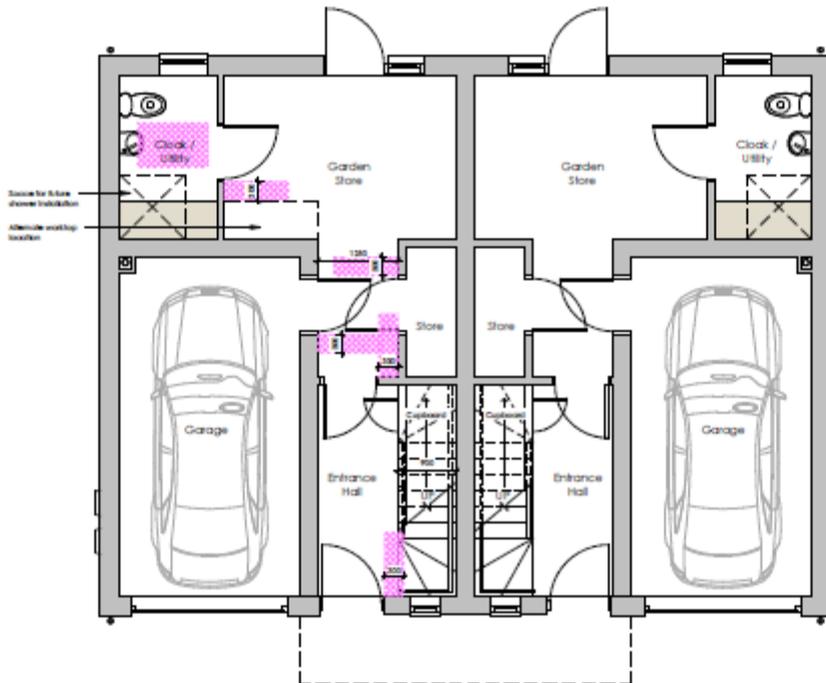
Proposed Elevations



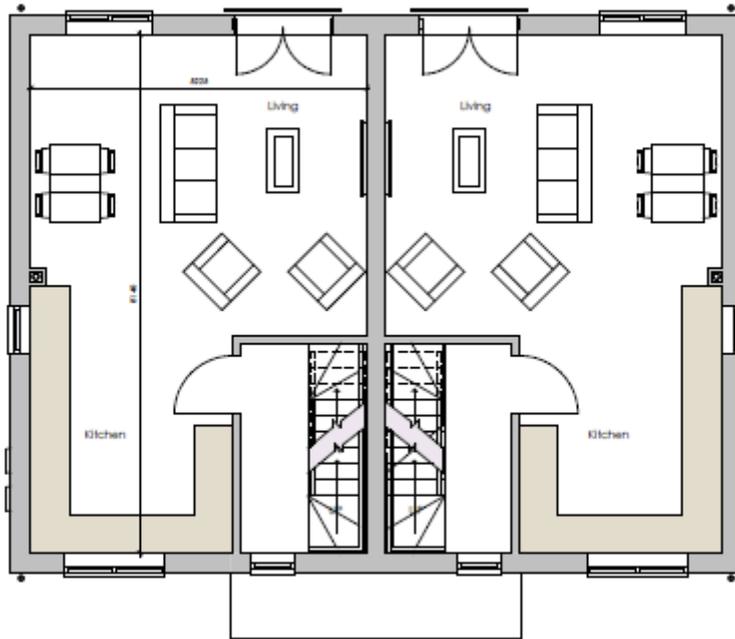




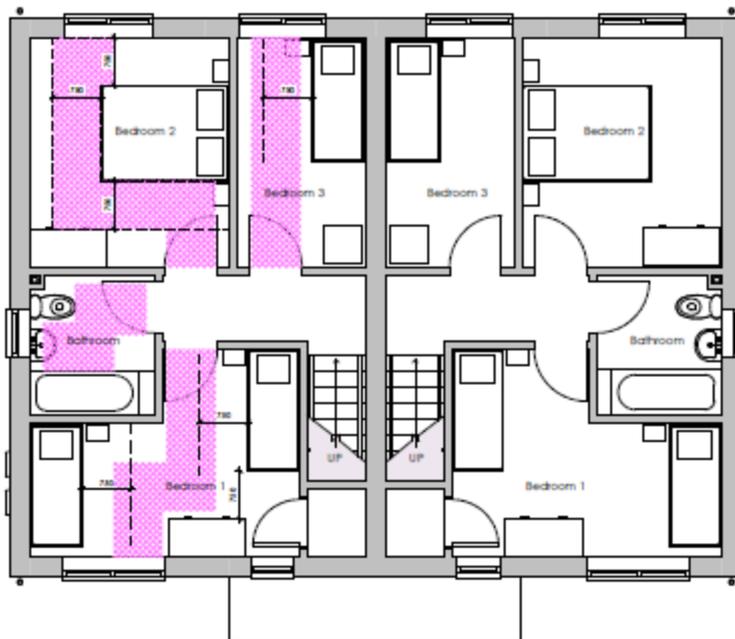
Floor Plans – 3 Bed Properties – 3 Storey



Ground Floor Plan

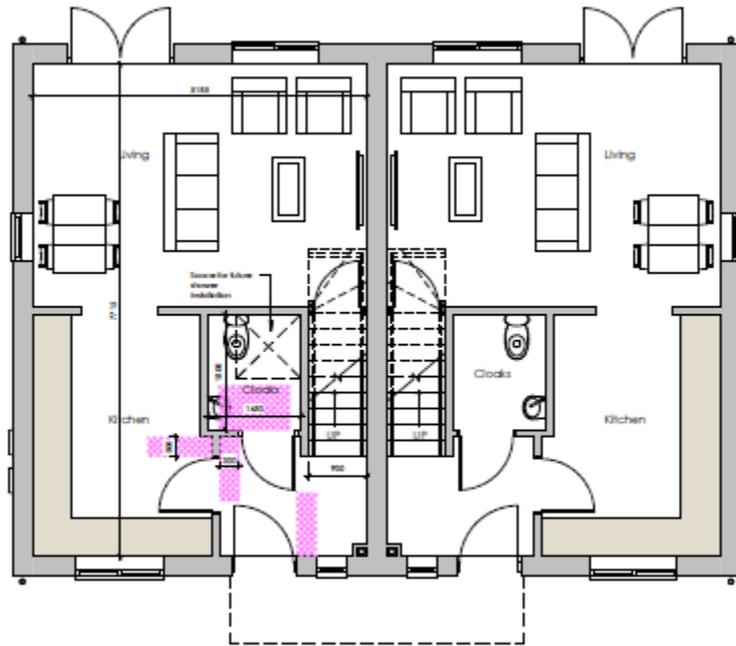


First Floor Plan

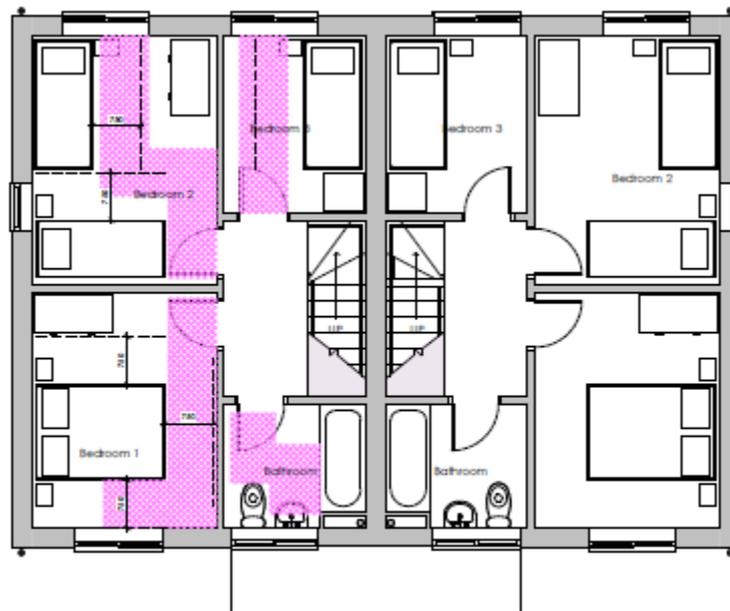


Second Floor Plan

Floor Plans – 3 Bed Properties – 2 Storey

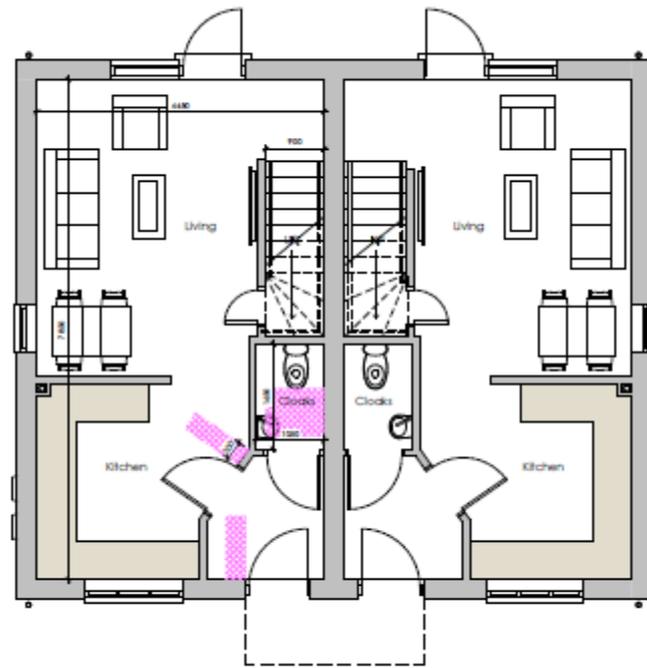


Ground Floor Plan

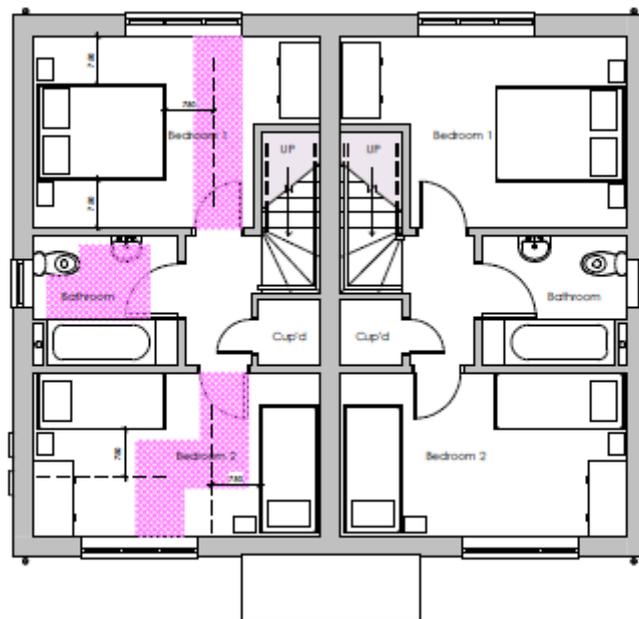


First Floor Plan

Floor Plans – 2 Bed Properties – 2 Storey



Ground Floor Plan



First Floor Plan

Photographs of the Site





View through to site from Sage Court



Consultation Responses

Upper Witham Internal Drainage Board Comments

UD-4170-2018-PLN
UD-97-2013-PLN

Dear Sir/Madam

REFERENCE: 2018/0781/FUL
DEVELOPMENT: ERECTION OF 36 AFFORDABLE HOUSES WITH ASSOCIATED INFRASTRUCTURE
LOCATION: FORMER BOULTHAM DAIRY, BOULTHAM PARK ROAD, LINCOLN

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

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However it is up to City of Lincoln Council as the planning Authority grant planning permission. It is noted that a Flood Risk Assessment is included in the Application, while this version of the FRA does not propose to raise the ground level of the whole site (as in the previous one) it does propose to raise most of it and it would appear to be more that the area than is below 5.00m (as the FRA indicates says ground above 5.00m is raised to 6.00m and any below is not). The Board is still concerned the raising may affect adjacent properties both for normal conditions and during a flood events.

It is noted flood mitigation is proposed within the FRA.

UD-4170-2018-PLN
UD-97-2013-PLN

Dear Sir/Madam,

2018/0781/FUL

Address of the proposed development:

Former Boultham Dairy, Boultham Park Road, Lincoln, Lincolnshire, Description of the proposed development:

Erection of 36 affordable houses with associated infrastructure (Submission of revised drainage strategy received 27.9.18).

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

The previous comments remain valid. It is noted a filter drainage has been added that will provide a drainage route for water form the gardens to the South of the development.

FAO: Gemma Till
City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2018/127767/01-L01
Your ref: 2018/0781/FUL
Date: 16 August 2018

Dear Gemma

**Erection of 36 affordable houses with associated infrastructure.
Former Boultham Dairy Boultham Park Road Lincoln Lincolnshire**

Thank you for referring the above application, which was received on 24 July 2018.

We have **no objections** to the application submitted, subject to the inclusion of the following conditions on any subsequent planning permission that may be granted.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (ref: 17-0335/FRA) dated April 2018 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 6 metres above Ordnance Datum (AOD)
2. Plots 1 – 6 must be a minimum of three storeys with non-habitable ground floors as per drawing reference '440 -A-3M1-001, Rev G, IRD' 'Proposed Plans for 3 Bed Market' dated December 2017. The ground floor of these plots must remain non-habitable for the lifetime of the property.
3. Plots 7 – 36 must be a minimum of two storeys.
4. Flood resilience and resistance techniques are used.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently agreed, in writing, by the Local Planning Authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Environment Agency
Nene House (Pychley Lodge Industrial Estate),
Pychley Lodge Road, Kettering, Northants, NN15 6JQ
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).

Cont/d..

Information for your Authority

We ask that the Local Planning Authority secures non-habitable ground floor uses for plots 1-6 for the lifetime of the development. This may require the removal of permitted development rights for these plots.

We have reviewed the Phase I & II Geo-Environmental Assessment (ref: UK16.2551) dated March 2017. Based on the available information, we are satisfied that the site poses a low risk to controlled waters. We would however recommend the following condition on any subsequent planning permission that may be granted.

Condition 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework (NPPF).

As you are aware the discharge and enforcement of planning conditions rests with your Authority. It is, therefore, essential that you are satisfied that the proposed draft conditions meet the requirements of paragraph 4 of the National Planning Practice Guidance (NPPG) (Use of Planning Conditions, section 2). Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.

In accordance with the NPPG (Determining a planning application, paragraph 019), please notify us by email within 2 weeks of a decision being made or an application being withdrawn.

Information for applicant

Flood resilience and resistance techniques

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

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

Yours sincerely

Keri Monger
Sustainable Places - Planning Adviser



FAO: Gemma Till
City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2018/127767/02-L01
Your ref: 2018/0781/FUL
Date: 16 October 2018

Dear Gemma

**Erection of 36 affordable houses with associated infrastructure.
Former Boultham Dairy Boultham Park Road Lincoln Lincolnshire**

Thank you for referring the above application on 27 September 2018.

We have **no objections** to the application submitted, subject to the inclusion of the conditions recommended in our letter (ref: AN/2018/127767/01-L01) dated 16 August 2018.

Information for applicant

The applicant is advised to follow The Construction Industry Research and Information Association (CIRIA) guidance in the development of the proposed Detention Basin. Further information can be found at www.susdrain.org. The applicant does not require a permit to discharge uncontaminated run-off water to surface water.

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

Yours sincerely

Keri Monger
Sustainable Places - Planning Adviser

Direct dial 020 847 48545
Direct e-mail keri.monger@environment-agency.gov.uk

Environment Agency
Nene House (Pytchley Lodge Industrial Estate),
Pytchley Lodge Road, Kettering, Northants, NN15 8JQ
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Customer services line: 03708 506506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS

PO Box 999

LINCOLN LN5 7PH

Fax: (01522) 558128

DDI: (01522) 558292

email

john.manuel@lincs.pnn.police.uk

Your Ref: App. 2018/0781FUL

1st August 2018

Re: Former Boultham Dairy, Boultham Park Road, Lincoln, Lincolnshire

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

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the attached recommendations are implemented.

External Doors and Windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Door Chains and viewers

A door chain must be installed on the door set that the occupier would expect to be the main entry (front) door. A door viewer must also be fitted between 1200 mm and 1500 mm from the bottom of the door (not required if the door set is installed with clear glazing or adjacent windows provide a clear view of the front door entrance).

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled

doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Intruder Alarm

Where an intruder alarm is installed it should be complaint and meet the standards of BSEN 50131. It is recommended that any alarms system is provided and installed by a police approved company registered with the National Security Inspectorate (NSI) or the Security Systems & Alarms Inspection Board (SSAIB). It is also important that residents are clearly instructed in its use.

Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Inclusive to the application should be strict management conditions that ensure the maintenance of and general good management of the estate additional to established security of the properties.

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance. I would recommend that these spaces are defined clearly by low level (carefully considered) planting of limited growth height and maintenance shrubbery (maximum growth height of 1m).

It is strongly advised that if there are any rear access (service) alleyways incorporated, they must be gated at their entrances. The gates must not be easy to climb over or easily removed from their hinges and they must have a key operated lock. By Design – Better Places to Live (Companion Guide to Planning Policy Statement 3) page 46 states:

“Rear servicing can undermine the security of dwellings by allowing strangers access to the rear of dwellings.”

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PG CPR Dip Bus.

Force Designing Out Crime Officer



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 0345 60 66 087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference:	987/1/0000619
Local Planning Authority:	Lincoln District (B)
Site:	Former Boultham Dairy Boultham Park Road Lincoln Lincolnshire
Proposal:	Erection of 36 affordable houses with associated infrastructure.
Planning application:	2018/0781/FUL

Prepared by: Pre-Development Team

Date: 29 August 2018

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

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

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Application Number:	2018/1064/HOU
Site Address:	4 Southland Drive, Lincoln, Lincolnshire
Target Date:	24th October 2018
Agent Name:	King Design Lincoln Ltd
Applicant Name:	Mr J Shear
Proposal:	Erection of a single storey side/rear extension.(Revised Drawing)

Background - Site Location and Description

The application is for the erection of a single storey side and rear extension at 4 Southland Drive, the property is a two storey semi-detached dwelling with a detached garage. The property has previously been extended to the rear via a pitched roofed conservatory and enclosed car port to the side, which would be removed to accommodate this proposal.

The application has been revised during the course of the application, the original proposal showed that the eaves and footings of the extension would likely encroach onto neighbouring land and an objection to this effect was received from a neighbour. Although boundary/ land disputes are ultimately private matters, officers approached the agent for clarification regarding the matter, subsequently a revised drawing was submitted which depicted the proposed extension entirely within the curtilage of the applicants. A further consultation was undertaken with the objector to which no further correspondence was received.

The application is being presented to Members of the Planning Committee as the applicant is related to a member of staff working for Lincoln City Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 28th September 2018.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- Accordance with National and Local Planning Policy
- Impact on residential amenity
- Impact on visual amenity
- Highway safety, access and parking

Consultations

Consultations were carried out in accordance with the Statement of Community

Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received

Public Consultation Responses

Name	Address
John Staniforth	2 Southland Drive Lincoln Lincolnshire LN6 8AU
Guy Hird	Witham First District Internal Drainage Board Witham Third District Internal Drainage Board Upper Witham Internal Drainage Board North East Lindsey Drainage Board J1 The Point, Weaver Road, LINCOLN, LN6 3QN

Consideration

The main issue in considering this application is the principle of development in this area of the City having regard to National, Local and Emerging Policy and the current status of those Policies.

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 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.

Local Planning Policy

Policy LP26 of the Central Lincolnshire Local Plan relates to design and amenity standards and requires that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Residential Amenity

The proposed single storey flat roofed extension would be located to the side and rear of the applicants dwelling occupying a very similar footprint to the applicants existing conservatory, garage and carport area. Taking account of the existing scale of structures at the applicant's property and their relationship to neighbouring properties, it is noted the proposed extension would have a comparable scale in terms of both height and projection with similar fenestration openings. It is therefore considered the extension would not cause undue harm to residential amenity of any of the surrounding properties occupants.

Visual Amenity

The single storey flat roofed extension featuring a roof light and domes would be open to limited public views due to its positioning, however in any case, it is considered that the extension is of an acceptable design with materials to closely match the host property and would therefore not be unduly harmful to visual amenity.

Highway Safety and Parking

Comments have been raised in relation to the potential access and parking issues during construction, whilst it is likely the proposal will create increase vehicle parking and traffic movements during construction, it is noted there is the availability of parking on street with no parking restrictions. Any illegal parking can be controlled through the normal traffic enforcement channels.

The Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity

Flood Zone

The site is located within flood zone 2, thus having a probability of flooding, the applicant has stated the extension would be constructed in accordance with the Environment Agency standard advice for domestic extensions.

The Upper Witham Internal Drainage Board have stated they object to the principle of any

development within zones 2 and 3. Notwithstanding this Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has raised no objections to the proposal. Therefore based on this information, it is considered that the proposal has provided acceptable mitigation measures against flooding.

Noise and Disturbance

Comments have been raised in relation to restricting hours of working during construction to protect residential amenity, in respect of noise and disturbance the construction work should conform to the standard Environmental Health legalisation for working hours. The councils Pollution Control Officer has assessed the application and has raised no objections to the proposal.

Drainage

Comments have also been raised in relation to moving water pipes and sewerage drainage, this would be subject to Building Regulations Approval which will ensure compliance with the regulations and that the extension is appropriately constructed.

Conclusion

The proposed extension would not cause harm to the residential amenities of neighbouring properties nor the visual amenity of the wider area, in accordance with, Policy LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

Standard Conditions

- 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

None.

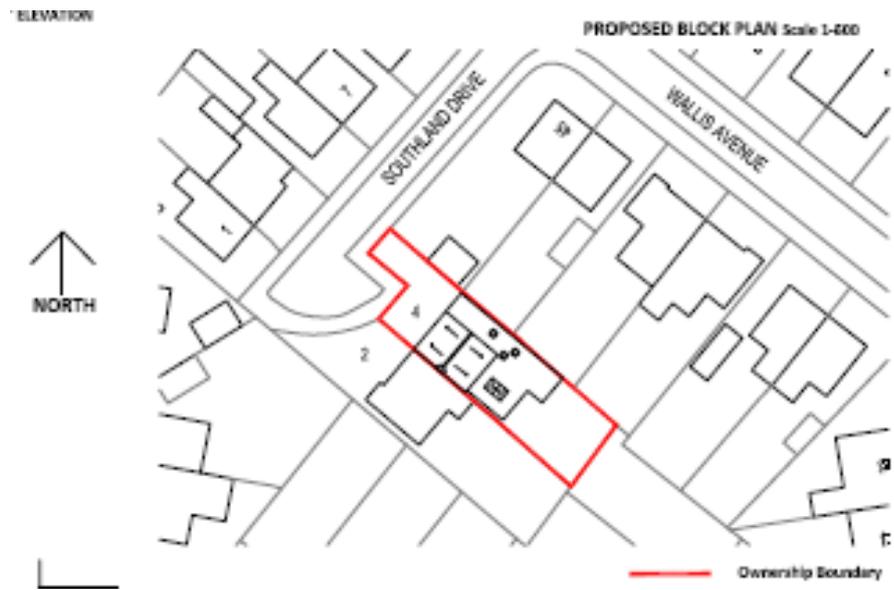
Table A

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

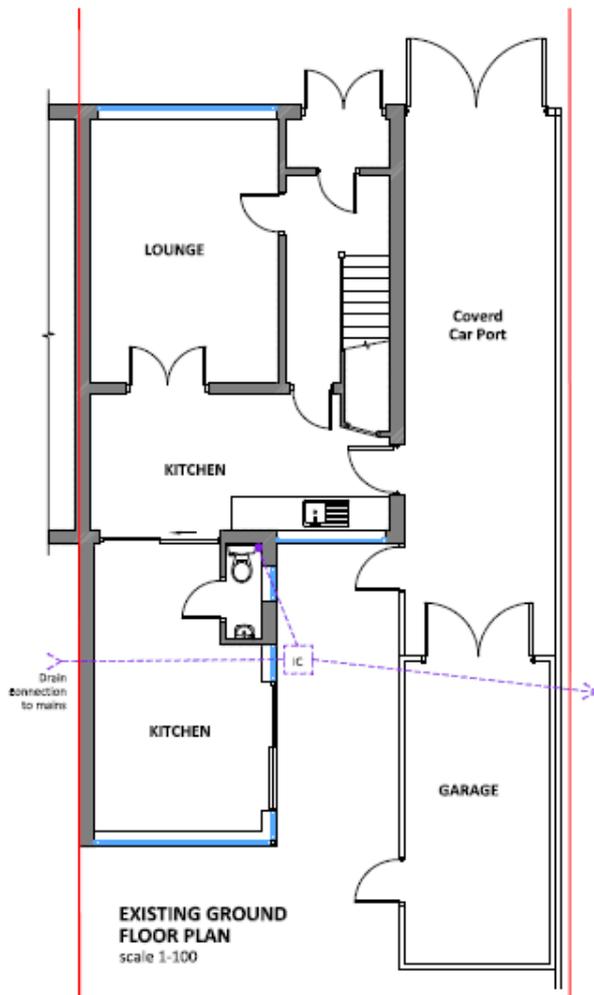
Drawing No.	Version	Drawing Type	Date Received
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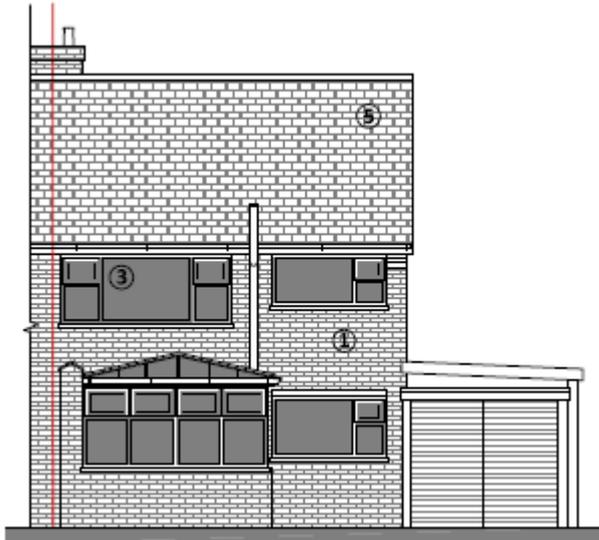
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2018/1064/HOU 4 Southland Drive



Existing drawings





EXISTING REAR ELEVATION
scale 1-100



EXISTING SIDE ELEVATION
scale 1-100

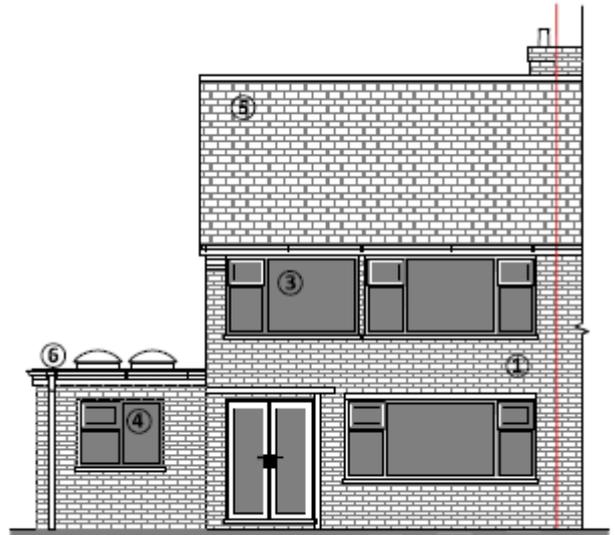


EXISTING FRONT ELEVATION
scale 1-100

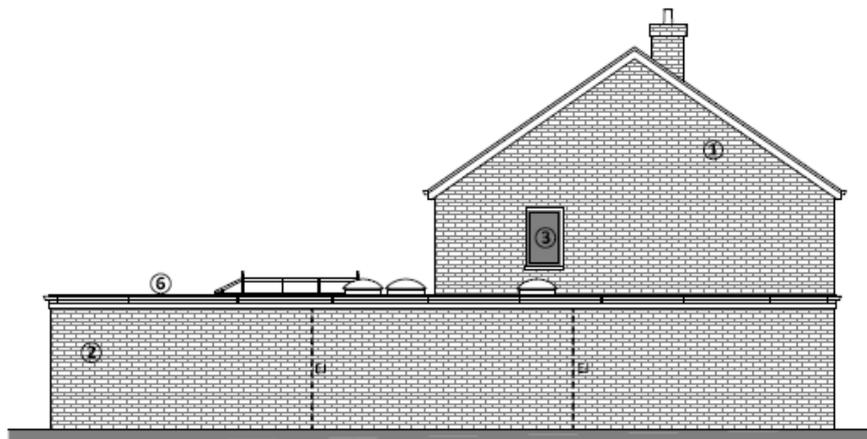
Proposed drawings



PROPOSED REAR ELEVATION
scale 1-100



PROPOSED FRONT ELEVATION
scale 1-100



PROPOSED SIDE ELEVATION
scale 1-100

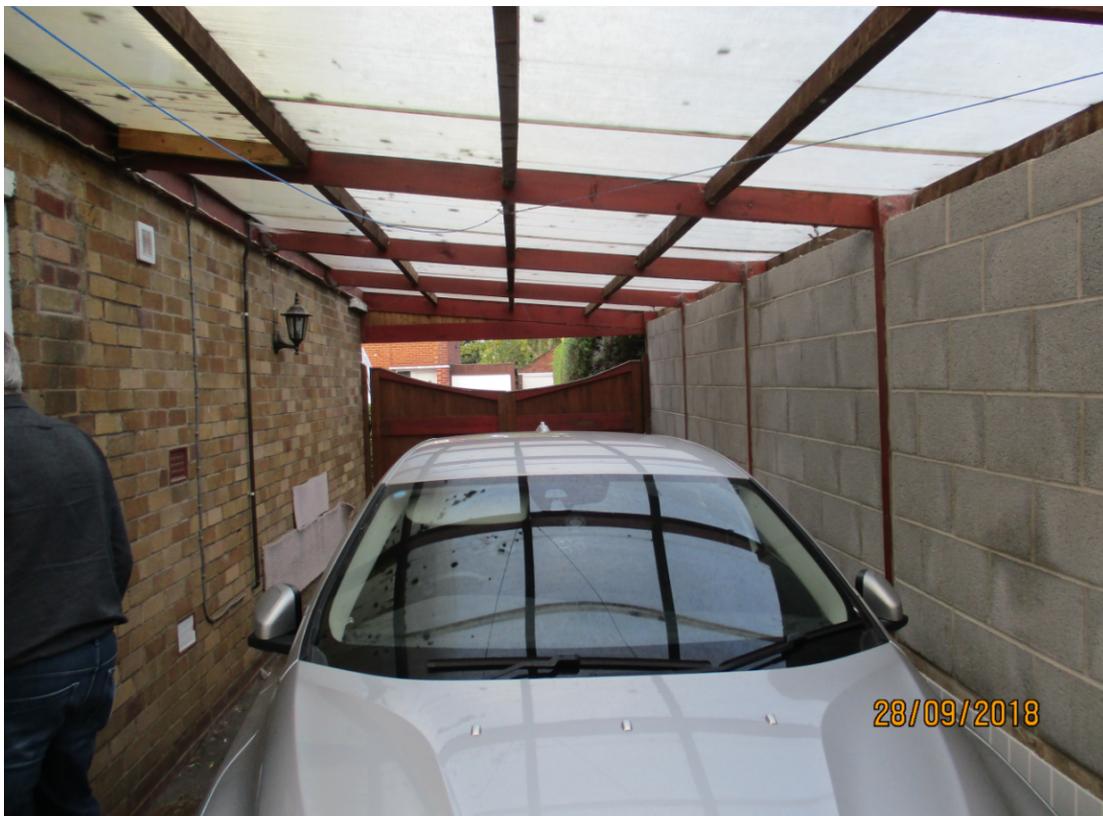
Site photos



Front elevations



Rear elevation



Inside the carport looking towards the street



Inside the carport looking towards the applicants garage



View from first floor window of the applicants dwelling looking rearward

Consultation Responses

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: 2018/1064/HOU

With reference to this application dated 28 August 2018 relating to the following proposed development:

Address or location

4 Southland Drive, Lincoln, Lincolnshire, LN6 8AU

Date application referred by the LPA
29 August 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Demolition of garage, carport and conservatory to facilitate the erection of a single storey side/rear extension

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) /REASONS FOR REFUSAL

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 and accordingly, does not wish to object to this planning application.

H106

The site is located within an area at risk from surface water flooding. Therefore, in accordance with the NPPF, the submission of a Flood Risk Assessment, which also considers the provision of appropriate mitigation works, is recommended. This will enable the Local Planning Authority to satisfy themselves that the risk of flooding from surface water has been adequately addressed.

From: John Staniforth [REDACTED]
Sent: 19 September 2018 21:59
To: Technical Team (City of Lincoln Council)
Subject: Observations and potential objection REF 2018/1064/HOU

REF 2018/1064/HOU

Hello,

as I explained in our telephone conversation we returned back off holiday to find your letter regarding the above planning application.

We own the adjoining semi-detached house, 2 Southland Drive Lincoln.

We have several observations to make (as best we can having not being able to see the plan).

It is unclear to us as to the proposed height of the extension including its roof and to the distance, it is proposed to extend at the back where it adjoins our property.

We think that it also isn't clear about the boundary as it implies from their plans that the adjoining wall is directly beneath the outer edge of their upstairs window - this is not the case.

Also, I am not confident that the boundary drawn on their plans and positioning of the wall is correct regarding where the boundary should be.

I have measured the distance from their current extended wall to the edge of our window brickwork (before where our window frame begins) at 31cm.

We also have a small extension which existed before we bought our house (over 20 years ago).

Inside our extension, our inner wall comes in an extra 13cm and adding to this the window opening brick distance of 6 cm and the width of a standard brick for the partition wall of 13cm (I would assume this is double brick and there is a cavity also which I have not accounted for here).

Therefore this is why I believe they're plans may be incorrect to imply their current and future wall is within the boundary with a margin (which cannot be determined by us based on whatever scale it is drawn at).

Essentially their plans in this respect are not correct or specific and complete enough.

This may form an objection.

It is also not clear to us as to what the total height of their extension will be including the roof. This is important again as it is therefore not clear how it may butt onto our wall roofline.

So I am concerned that their wall and/or foundations will be encroaching on our property.

Regarding the height, if they are increasing the height I think this would not be possible due to our extension's roof and its guttering.

This may form another objection.

Also, how will they put in foundations if it is encroaching?

Also, we have concerns about the loss of light to the window in our extension.

We noticed something regarding moving the water & sewerage and drainage how will this affect ours? We haven't given permission to access and/or affect our land.

They may also be planning to remove our hedgerows, shrubs etc.

This may form another objection.

This is also clearly going to be a long build - previously when they put up the wall and removed internal walls they did this during the weekends for an extended period of time. We request that if this development goes ahead that it is restricted to weekdays and between 9 am and 4:30 pm, as this is going

to deny us the full enjoyment of our garden and the noise was deeply obtrusive previously thus denying us the enjoyment of our own property.

So we will be affected by noise and environmental factors such as dust and lack of privacy for an extended period of time.

Also, there are other considerations regarding noise and disturbance which I do not wish to divulge if this communication may be made public.

We want to comment on the potential for prevention of access to our own property as there will be builders traffic down this small cul-de-sac and that we would like to know how this will be ensured.

This is what we have currently noted and of course, may add more as we have time to digest the plans (and hopefully have them discussed with us by the appointed planning officer).

Thank you for your time and attention.

Regards,
John Staniforth