

## PLANNING COMMITTEE

**Wednesday, 27 February  
2019**

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

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

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

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## AGENDA

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<b>SECTION A</b>	<b>Page(s)</b>
1. Confirmation of Minutes - 16 January 2019	<b>5 - 18</b>
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	<b>19 - 28</b>
4. Applications for Development	

(a)	Land East Of Riseholme Road, Lincoln	<b>29 - 58</b>
(b)	49-51 West Parade, Lincoln	<b>59 - 76</b>
(c)	Land To Rear Of 9 Saxon Street, Lincoln	<b>77 - 96</b>
(d)	117 Boutham Park Road, Lincoln	<b>97 - 122</b>
(e)	The Harlequin, 20-22 Steep Hill, Lincoln	<b>123 - 132</b>
(f)	30 Portland Street, Lincoln	<b>133 - 140</b>

## 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 Chris Burke, Councillor  
Bob Bushell, Councillor Gary Hewson, Councillor  
Ronald Hills and Councillor Edmund Strengiel

**Apologies for Absence:** None.

**55. Confirmation of Minutes - 5 December 2018**

RESOLVED that the minutes of the meeting held on 5 December 2018 be confirmed.

**56. Declarations of Interest**

Councillor Ronald Hills declared a Personal Interest with regard to the agenda item titled 'Work to Trees in City Council Ownership'.

Reason: Some of the scheduled works involved trees outside of his property on Hartsholme Drive located on Council owned land. He had requested maintenance work to be carried out several times, however, the trees were not on his property and he was not affected by the works proposed.

Councillor Ronald Hills declared a Personal Interest with regard to the agenda item titled 'Application for Development: Monson Arms, Skellingthorpe Road, Lincoln'.

Reason: He had held a discussion with the applicant for the development, however, he had only listened to their proposals and had in no way predetermined his view on the matter to be determined.

**57. Work to Trees in City Council Ownership**

The Arboricultural Officer:

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

Members asked:

- Whether the works to trees in Hartsholme Drive formed part of routine maintenance work as there seemed to be an unusual amount involved and a lack of maintenance over the years.

- Why the three pear trees to be felled in Abbey Ward would be replaced by cherry trees instead?

The Arboricultural Officer offered the following points of clarification:

- Trees on the public highway were the responsibility of Lincolnshire County Council as the Highways Authority. Maintenance work was prioritised, mainly on more mature trees. The City of Lincoln Council held a service level agreement with the County Council to maintain the trees on its behalf and inspected them if alerted of any issues. Members tonight were notified of impending work as a matter of courtesy as it fell within a Conservation area.
- Cherry trees were considered a more appropriate species to be replanted in the Abbey Ward location.

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

#### **58. Hartsholme Country Park Lake/Reservoir-Tree Removals on the Dam Wall**

Steve Bird, Assistant Director, Communities and Street Scene:

- a. presented a report outlining the Council's obligations with regards to maintenance of the reservoir in Hartsholme Country Park, and the need to remove trees from the reservoir embankment, some of which fell within a Tree Preservation Order (TPO) which required formal consent for the necessary works
- b. identified the dam located to the northern end of Hartsholme Country Park
- c. reported that the lake was covered by the terms of the Reservoirs Act 1975 and considered to be 'high risk', requiring both annual reports and more detailed 10 yearly reports from suitably qualified approved engineers
- d. highlighted that the engineer's report had asked for the removal of trees and other vegetation from the north bank of the dam wall, so that a clearer picture could be obtained of its condition, and, should a problem arise, that this would be seen as early as possible
- e. reported on the ownership of the north face of the dam wall not within Hartsholme Park, one part with a clear registered owner and the other with unclear ownership, as detailed at paragraph 2.6 of his report
- f. highlighted the land as detailed at Appendix 1 of his report requiring substantive clearance; it was possible to leave some trees with greater amenity value as agreed with the engineer however overall the removal of some 168 trees and shrubs of varying sizes was required
- g. reported that full consultation and communication lines had been followed
- h. requested approval for the removal of the 53 trees/shrubs to the north-west end of the embankment covered by the TPO for which there was no registered owner, requiring formal consent to proceed.

Members discussed the content of the report in further detail.

Comments/queries from members of Planning Committee were responded to by officers as follows:

- Question: What was the position with regards to replanting?
- Response: Had this been Council land the trees would have been replaced as near as possible, probably in the adjacent woodland. Should the Environment Agency request the Council to carry out the work, the Council would still seek to replant as appropriate and recharge for this if possible.
- Question: Was clearing work of land on the other side of the road part of the same scheme?
- Response: There had been some removals of self-sets and shrubs as part of routine maintenance, and any trees removed were as previously reported to Committee. Clearance from the reservoir embankment was now a requirement.
- Question: Had the water not been classed as a reservoir, would inspection of the wall still take place?
- Response: The presence of the wall/barrier designated the water as a reservoir and the City Council were bound by the Reservoirs Act 1975 in this respect. It was not possible to change the status of the lake away from being a reservoir to avoid the duty.

RESOLVED that the proposed works to trees as set out in the officer's report be approved.

**59. Application for Development: 239-241 Skellingthorpe Road, Lincoln**

The Planning Team Leader:

- a. advised that outline planning permission was sought for the principle of a residential development with all matters reserved to be considered in depth at a later date
- b. described the application site allocated as a local centre in the Central Lincolnshire Local Plan occupied by two 2-storey buildings, the ground floor of the buildings currently occupied by two convenience stores and a hot food takeaway
- c. reported that the proposal would involve demolition of both of the existing buildings to accommodate a residential development in the form of flats
- d. described the location of the site as detailed within the officer's report on the south side of Skellingthorpe Road within the Hartsholme Ward of the city
- e. reported that the application was submitted concurrently with a full application for a mixed use development at the Monson Arms site on the opposite side of Skellingthorpe Road (2018/1007/FUL), which would be demolished in order to accommodate the scheme
- f. advised that whilst no neighbouring objections had been received to the application, Councillor Hills had requested that the application be brought before Planning Committee
- g. 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 LP6: Retail and Town Centres in Central Lincolnshire
  - Policy LP13: Accessibility and Transport
  - Policy LP26: Design and Amenity
  - Policy LP34: Lincoln's District and Local Shopping Centres
  - National Planning Policy Framework
- h. outlined the responses made to the consultation exercise
- i. referred to the update sheet which contained details of revised design elevations and plans
- j. advised members of the main issues to be considered as part of the application as follows:
- The Principle of the Development in Terms of Planning Policy
  - Impact on Visual Amenity
  - Impact on Residential Amenity
  - Other Matters
- k. concluded that the principle of the proposal for a residential development on the application site would be in keeping with the principles set out in both national and local planning policies with all matters reserved for future determination.

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

- It was difficult to look at this application in isolation as it would only go ahead should the proposals for the former Monson Arms Public House be approved.
- It would be interesting to see how the flats in the roof would be facilitated.
- A former application to fell a tree in the back garden of the former Mills Newsagent at the same address had previously been refused.
- The current area above the Co-op was used as office space.
- The revised design was more suitable.
- This was an attractive development in a very highly sort after area close to schools, bus services and new shops should these be given planning permission.
- Additional housing was desperately needed in the city.

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

- Time limit of the permission
- Details of affordable housing
- Details of play/playing field
- Details of electric vehicle charging points
- Contaminated land
- Lighting scheme to be submitted
- Time restrictions on construction and deliveries

**60. Application for Development: Monson Arms, Skellingthorpe Road, Lincoln**

The Planning Team Leader:

- a. described the application site located on the north side of Skellingthorpe Road within Hartsholme Ward of the city, currently occupied by the former Monson Arms Public House, situated in the north-western side of the site, having two existing accesses from Skellingthorpe Road
- b. advised that planning permission was sought to demolish the public house and close up the south-west vehicular access point, to facilitate the erection of a 3-storey mixed use development comprising of 1no. convenience store, 2no. retail units of flexible use class A1, A2 and A5, and residential apartments above including 1no. studio apartment, 3no. one-bedroom apartments, 6no. two-bedroom apartments, associated external works including hard and soft landscaping works, 43no. car parking spaces, a service yard and a bin store
- c. described a number of trees located along the boundary with Skellingthorpe Road that were protected by virtue of a Tree Preservation Order, whilst the north eastern boundaries of the site abutted the adjacent school
- d. reported that the application had been submitted concurrently with an Outline application for a residential scheme at 239-241 Skellingthorpe Road (2018/1008/OUT), where an existing Co-op and other shop units would be demolished in order to accommodate the proposed residential scheme
- e. advised that Councillor Hills had requested the application be brought before Planning Committee
- f. reported that the buildings status on the Register of Assets of Community Value since 27 March 2015 had expired, which allowed an initial period of 6 weeks for the community to come forward with a bid for the Public House
- g. 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 LP6: Retail and Town Centres in Central Lincolnshire
  - Policy LP9: Health and Wellbeing
  - Policy LP10: Meeting Accommodation Needs
  - Policy LP12: Infrastructure to Support Growth
  - Policy LP13: Accessibility and Transport
  - Policy LP15: Community Facilities
  - Policy LP26: Design and Amenity
  - National Planning Policy Framework
- h. outlined the responses made to the consultation exercise
- i. referred to the update sheet which contained a further comment received in respect of the proposed development
- j. advised members of the main issues to be considered as part of the

application as follows:

- The Principle of the Development in Terms of Planning Policy
- Status of the Site as an Asset of Community Value
- Impact on Visual Amenity
- Impact on Residential Amenity
- Impact on Protected Trees
- Other Matters

k. concluded that:

- The principle of the use of the site was considered to be acceptable. The development would relate well to the site and surroundings in relation to siting, height, scale, massing and design.
- The proposals would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
- Tree protection measures were considered acceptable and technical matters relating to highways, contamination and drainage were to the satisfaction of relevant consultees.
- The proposals would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP6, LP9, LP10, LP12, LP13, LP15 and LP26, as well as guidance within the National Planning Policy Framework.

Mr Matthew Wilkinson addressed Planning Committee in support of the planning application on behalf of the applicant, Lincolnshire Co-operative Society, covering the following main points:

- He thanked members of Planning Committee for allowing him the opportunity to speak.
- He was employed by Lincolnshire Co-operative Society as Development Manager.
- Lincolnshire Co-operative Society was a successful trader in Lincoln and the surrounding area.
- Its ethos was to bring target ideas, resources and energies together working with local charities.
- The Co-op were proactive in looking after their community environment.
- This planning application for a new Co-op store replaced the current one at 239-2421 Skellingthorpe Road which would then be used for residential development.
- The proposed scheme accorded with Central Lincolnshire Local Planning Policies and the National Planning Policy Framework.
- There would be provision made for ten apartments above the shop units.
- Forty three car parking spaces would be provided.
- This would be a modern build.
- The new Co-op would provide 'on the go' food, fresh meat, fish and prepared meals together with all the usual saleable goods expected in a convenience store.
- Eight new employment positions would be created.
- Local contractors would be used for the build.
- This development proposed a larger store than the existing Co-op

- providing a sustainable neighbourhood centre.
- The development would include two additional commercial units, one of which would be a fast food outlet.
- He urged Planning Committee to grant planning permission for this development. It would be an asset to the local community.

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

- The proposed development represented an improvement to the existing store/asset to the community.
- Investment to this area of the city was welcomed.
- The proposed development resulted in the loss of another public house, however, its entry on the register as an Asset of Community Value had received no interest from local people.
- It was a shame that the Co-op were reluctant to provide a post office in the new store. This would add support to their values of looking after the local community.
- Hopefully existing staff losing their jobs at the One Stop store would be employed at the new Co-op store.
- The existing public house had become an eye sore.
- The provision of residential accommodation above the new store was welcomed.
- A new pedestrian crossing to assist access to the new store for the residents of Hartsholme Estate on the south side of Skellingthorpe Road would be preferred.
- There had always been a wish that existing services would be replicated in the new store.
- There would be no additional traffic in the area as a result of the proposed development.

Members noted that the Monson Arms Public House would remain on the register as an Asset of Community Value until 2020 and queried whether the site would also remain undeveloped until after this time?

The Planning Team Leader advised that the property had been advertised for 6 weeks as an Asset of Community Value to allow the community to come forward with a bid for the Public House prior to its purchase by the current applicant. It had remained on the register for 5 years. It was the remit of the Planning Authority to determine the degree of weight to be apportioned to the public house being on the register, however, it was considered that this was out-weighed by the benefits of the proposal.

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

- Time limit of the permission
- Development in accordance with the approved plans
- Samples of materials to be submitted
- Details of electric vehicle charging points
- Noise impact assessment in relation to the external plant
- Lighting scheme to be submitted
- Fume extraction for any A5 use
- Details of stopping up of access

- Construction to proceed in accordance with Arboricultural recommendations in terms of tree protection
- Development to proceed in accordance with the surface water calculations
- Reporting of unexpected contamination
- Time restrictions on commercial deliveries, waste collection and construction

**61. Application for Development: Land At Woodstock Street, Lincoln**

The Planning Manager:

- a. described the application site currently occupied by a number of garage buildings of differing heights and sizes located to the south of Woodstock Street with St Faiths Infant School located to the west and Moor Street running in a north/south direction to the east
- b. advised that planning permission was sought for demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses having three bedrooms with kitchen and living facilities on the ground floor and associated external works including car parking
- c. provided details of the policies pertaining to the application, as follows:
  - National Planning Policy Framework
  - Central Lincolnshire Local Plan Policy LP26: Design and Amenity
- 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:
  - Policy Context
  - Visual Amenity and Design
  - Residential Amenity and Impact on Neighbours
  - Highways
  - Bins
- f. concluded that:
  - It was considered that the development of this site for residential properties would be appropriate and in keeping with neighbouring uses.
  - The proposed height of the dwellings had been reduced to address neighbours concerns.
  - As such it was considered that the proposed design was also appropriate and would have no adverse impact on neighbours to the site in accordance with local plan policy LP26.

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

- There had been numerous objections from local residents regarding parking issues. Additional vehicles would add to problems in a highly

condensed area, although private housing was desperately needed in the city

- There would be overlook from the bedrooms in the roof as the other properties close by did not have accommodation at third floor level.
- An assurance was requested that the proposed development would not become a house in multiple occupation (HIMO).

The Planning Manager offered the following points of clarification:

- One for one off-street parking was provided as part of the proposed scheme. The street was included within the West End Parking Zone. New residents would not be able to enter into that scheme.
- With respect to overlooking, the bedrooms of the new properties would be at first floor level.
- In relation to multi-occupancy, and Article 4 regulations, the majority of the West End was already way in excess of the 10% threshold permitted for HIMO's in the area and for this reason it was unlikely to come about.
- An s106 agreement had been signed by the applicant to prevent accommodation by students.

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

- Within 3 years
- In accordance with the plans
- Hours of construction
- Electric vehicle charge points
- Highways
- Contaminated land

## **62. Application for Development: 301 - 303 Monks Road, Lincoln**

The Planning Manager:

- a. described the application property, a two storey end of terrace building located on the corner of Monks Road and Hartley Street, currently operating as a shop at ground floor with a basement and loft space
- b. advised that the proposal involved internal alterations to the premises to create 6 flats within the basement, ground floor and existing loft area, a proposed roof extension to the rear, and use of part of the existing ground floor shop to create a flat
- c. reported that the remaining shop unit was to be retained, currently occupied by Monks Food City Shop
- d. described No. 299 Monks Road, a two storey residential property attached to the application property to the west, with No. 2 Hartley Street located to the South, separated by a passage leading the rear yard of the application property
- e. provided details of the policies pertaining to the application as follows:
  - Policy LP3: Level and Distribution of Growth

- Policy LP26: Design and Amenity
  - Policy LP37: Sub-Division and Multi-Occupation of Dwellings within Lincoln 86
  - Policy LP13: Accessibility and Transport
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained a further comment received in relation to the planning application
- h. advised members of the main issues to be considered as part of the application as follows:
- The Principle of the Use
  - Impact of Residential Amenity
  - Impact on Visual Amenity
  - Parking and Highway Safety
- i. concluded that:
- The proposal would not be harmful to general amenities of the area in respect of highway safety/access, residential or visual amenities.
  - The proposals would therefore accord with the relevant planning policies.

Members made comments in relation to:

- Impact on parking.
- Lack of public transport after a certain time of the day
- Over development of the area.
- Accumulation of flats/HIMO's having reached breaking point.
- The need for one bedroomed apartments in the city.
- Residents were more likely to be non-car drivers.

The Planning Manager advised that this area contained numerous self-contained dwellings. There was no restriction on student accommodation in the area.

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

- Time limit of development
- Development in accordance with approved plans
- The windows in the front elevation shall not be altered
- Construction and delivery hours restricted to 8.00 to 18.00 Monday to Friday and 8:00 to 13:00 on Saturdays

**63. Application for Development: 5A Weir Street, Lincoln**

The Planning Manager:

- a. advised that retrospective planning consent was requested for the erection of a single storey outbuilding within the rear garden of a two storey dwelling at 5A Weir Street, located within the St. Catherine's Conservation Area No.4

- b. reported that this application was presented to members due the applicant being related to an employee of the City of Lincoln Council
- c. provided details of the policies pertaining to the application as follows:
  - Policy LP25: The Historic Environment
  - 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 Visual Amenity
  - Effect on Residential Amenity
  - Effect on Highway Safety
- f. concluded that the proposed development was of an appropriate design that would not materially harm the character and appearance of the conservation area, in accordance with the duty contained within Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, policies LP25 'The Historic Environment' and LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) and guidance within the National Planning Policy Framework.

Members queried whether:

- Issues raised by objectors in relation to disposal of run-off water could be taken into consideration.
- There was any rule to prevent the outbuilding being lived in?

The Planning Manager advised as follows:

- The single storey outbuilding did not require building regulation consent. Planning officers could give advice regarding problems of the disposal of run-off water, however that was as much as could be done.
- The recommendation to grant retrospective planning permission required the outbuilding to be used for storage purposes. Any different use would require separate planning permission.

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

- Development to be carried out in accordance with the plans
- Outbuilding for use incidental to dwellinghouse only

**64. Application for Development: Garage Site, Asterby Close, Lincoln**

The Planning Team Leader:

- a. advised that planning permission was sought for the demolition of six existing garages within a council owned garage court at Asterby Close and the erection of eight replacement garages, together with the removal and replacement of two existing bin stores and replacement of the existing wall to the south east boundary with a timber close boarded fence, measuring between 1.8m and 2m high
- b. reported on the location of the garage court at the end of Asterby Close as detailed within the officers report
- c. reported that this application was presented to members due to the applicant being the City of Lincoln Council
- d. provided details of the policies pertaining to the application as follows:
  - Policy LP26: Design and Amenity
  - National Planning Policy Framework
- 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:
  - Principle and Highways
  - Visual Amenity
  - Residential Amenity
- g. concluded that:
  - The principle of the proposals were acceptable given the existing car park/bin storage uses at the site.
  - It was not considered that the garages, bins stores or fence would have a harmful impact on visual or residential amenity.
  - Lincolnshire County Council as Local Highway and Lead Local Flood Authority had no objection to the proposals.
  - 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 queried whether:

- A charging point for electric vehicles was included in the proposals.
- The new garages could incorporate more lighting to help alleviate problems with anti-social behaviour.

The Planning Team Leader advised as follows:

- He would speak to colleagues in the Housing Department regarding adequate lighting and electric vehicle charging points and request that they liaise with local police on this matter and security of council garage areas in general.

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

- Time limit of the permission;
- Development in accordance with approved plans; and
- Hours of construction/delivery.

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**SUBJECT:                   WORK TO TREES IN CITY COUNCIL OWNERSHIP**

**DIRECTORATE:           COMMUNITIES AND ENVIRONMENT**

**REPORT AUTHOR:       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 policy, Committee’s views are sought in respect of proposed works to trees in City Council ownership, see Appendices A and B.
- 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. However, it may also include trees that stand on land for which the council has management responsibilities under a formal agreement but is not the owner.

**3. Tree Assessment**

- 3.1 All 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 alternative appropriate location. This is usually in the general locality where this is practical, but where this is not practical, an alternative location elsewhere in the city may be selected. Tree planting is normally scheduled for the winter months following the removal.

#### **4. Consultation and Communication**

- 4.1 All ward Councillors are informed of proposed works on this schedule, which are within their respective ward boundaries.
- 4.2 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.

#### **5. Strategic Priorities**

##### **5.1 Let's Enhance our Remarkable Place**

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

#### **6. Organisational Impacts**

##### **6.1 Finance (including whole life costs where applicable)**

###### **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, unless stated otherwise in the works schedule.

###### **ii) Staffing N/A**

###### **iii) Property/Land/ Accommodation Implications N/A**

###### **iv) Procurement**

All works arising from this report are undertaken by the City Council's grounds maintenance contractor. The Street Cleansing and Grounds Maintenance contract ends August 2020. The staff are all suitably trained, qualified, and experienced

##### **6.2 Legal Implications including Procurement Rules**

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. The contract for this work was let in April 2006. The Council is compliant with all TPO and Conservation area legislative requirements.

##### **6.3 Equality, Diversity and Human Rights**

There are no negative implications.

#### **7. Risk Implications**

##### **7.1 The work identified on the attached schedule represents the Arboricultural Officer's**

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.

7.2 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 City Council open to allegations that it has not acted responsibly in the discharge of its responsibilities.

## **8. Recommendation**

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

**Is this a key decision?**

No

**Do the exempt information categories apply?**

No

**Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?**

No

**How many appendices does the report contain?**

2

**List of Background Papers:**

None

**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 2 / SCHEDULE DATE: 27/02/19**

<b>Item No</b>	<b>Status e.g. CAC</b>	<b>Specific Location</b>	<b>Tree Species and description / reasons for work / Ward.</b>	<b>Recommendation</b>
1	N/A	Land adjacent to 37 Limeberry Place.	<b><u>Birchwood Ward</u></b> 1 Cherry. Fell, to prevent damage to property.	Approve and replant with a Cherry tree in a suitable location.
2	N/A	Hospital Plantation, adjacent to 23/25 Limeberry Place.	<b><u>Birchwood Ward</u></b> 3 Oaks. Pollard to produce monolith stems due to significant amounts of decay present.	Approve.
3	N/A	The north side of Skellingthorpe Road, outside the Priory Academy, and opposite the entrance to Sixfield Close.	<b><u>Boultham Ward</u></b> 1 Sycamore. Fell due to the presence of decay in a large open cavity.	Approve and replant with a Field Maple
4	N/A	Boultham Park lakeside.	<b><u>Boultham Ward</u></b> 1 Beech Fell, the tree has extensive basal decay.  1 multi-stemmed Alder. Fell, the tree has extensive decay.  1 Sycamore Fell, the tree is dead.	Approve and replant with a Beech  Approve and replant with an Alder.  Approve and replant with an Oak
5	N/A	Boultham Park, adjacent to footpath to the south of St Helens church	<b><u>Boultham Ward</u></b> 3 Horse Chestnuts. Retrospective consent to fell. One tree had been uprooted through wind blow and the stability of the two other	Approve and replant with 3 Horse Chestnuts.

			neighbouring trees was compromised by the presence of decay in the lower main stems and root plates.	
6	N/A	54 Goldsmith Walk.	<b><u>Glebe Ward</u></b> 1 Leyland Cypress. Reduce in height to 2 metres in order to address stability issues	Approve.
7	TPO	Link path to rear of 10 Winthorpe Grove.	<b><u>Hartsholme Ward</u></b> 1 Willow Pollard to reduce stress loading in crown and remove 1 hazard beam limb.	Approve.
8	N/A	Rear garden of 65 Brant Road.	<b><u>Witham Ward</u></b> 1 Willow. Fell, the tree is of poor form with decay present and an unsuitable species for the location.	Approve and replant with a Willow in a suitable location.

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**APPENDIX B****LOCATION****SPECIES****AMOUNT****WARD****Planting Schedule 2019**

Roman Pavement	Prunus umineko	1	Abbey
Arboretum	Tilia x europaea	11	Abbey
	Fagus sylvatica	2	Abbey
	Castanae sativa	1	Abbey
	Fagus sylvatica purpurea	1	Abbey
	Aesculus x carnea	1	Abbey
	Mespilus germanica	1	Abbey
Woodfield Ave / Mildenhall Dr	Sorbus Intermedia	6	Birchwood
	Sorbus aucuparia	6	Birchwood
	Sorbus aria	6	Birchwood
Wentworth Way	Sorbus aucuparia	5	Birchwood
	Betula pendula	2	Birchwood
Woodfield Avenue	Betula pendula	10	Birchwood
Pershore Way	Sorbus aucuparia	4	Birchwood
Boultham Park	Quercus robur	22	Boultham
	Prunus sargentii	10	Boultham
Long Leys Rd	Tila cordata	9	Carholme
West Common pond enclosure	Populus nigra	2	Carholme
	Populus canadensis	1	Carholme
Whittons Park	Prunus sargentii	7	Carholme
	Alnus glutinosa	1	Carholme
	Populus nigra Italica	1	Carholme

Brayford Wharf	<i>Alnus glutinosa</i>	1	Carholme
Sobraon Park Cambrai Close	<i>Prunus avium</i>	4	Castle
Honington Crescent	<i>Crataegus x prunifolia</i>	1	Castle
Nene Road	<i>Crataegus x prunifolia</i> <i>Prunus sargentii</i>	8 15	Castle Castle
Allandale Close	<i>Prunus umineko</i>	1	Castle
Edendale Gardens	<i>Acer rubrum</i>	2	Castle
Queen Elizabeth Road	<i>Prunus kanzan</i>	1	Castle
King George PF	<i>Sorbus aucuparia</i> <i>Prunus sargentii</i> <i>Crataegus lavaegata</i> <i>Carpinus betulus</i> <i>Fagus sylvatica</i> <i>Quercus robur</i>	1 29 15 10 7 10	Glebe Glebe Glebe Glebe Glebe Glebe
Wolsey Way POS	<i>Fagus sylvatica</i> <i>Prunus sargentii</i>	4 2	Glebe Glebe
Carlyle Walk	<i>Prunus pissardii nigra</i>	2	Glebe
Ruskin Avenue	<i>Tilia cordata</i> 'Greenspire'	2	Glebe
Fulmar Road	<i>Betula pendula</i> <i>Sorbus aucuparia</i>	10 5	Hartsholme Hartsholme
Hartsholme Avenue	<i>Prunus x prunifolia</i>	2	Hartsholme
Hartsholme Country Park	<i>Prunus padus</i> <i>Sorbus aucuparia</i> <i>Quercus robur</i> <i>Fagus sylvatica</i>	1 5 2 2	Hartsholme Hartsholme Hartsholme Hartsholme

	<i>Prunus avium</i>	2	Hartsholme
Blankney Crescent	<i>Sorbus aucuparia</i>	2	Minster
Broxholme Gardens	<i>Acer rubrum</i>	2	Minster
Sudbrooke Drive	<i>Prunus sargentii</i>	1	Minster
Gayton Close	<i>Prunus umineko</i>	1	Minster
Broadway	<i>Crataegus x prunifolia</i>	4	Minster
Newport cemetery	<i>Crataegus lavaegata</i>	2	Minster
Leighton Crescent	<i>Prunus sargentii</i>	1	Moorland
Turner Avenue	<i>Sorbus aucuparia</i>	2	Moorland
	<i>Sorbus intermedia</i>	1	Moorland
Walford Drive	<i>Sorbus aucuparia</i>	1	Moorland
Cotman Road	<i>Sorbus intermedia</i>	1	Moorland
Kilburn Crescent	<i>Sorbus intermedia</i>	1	Moorland
Highfield Avenue	<i>Crataegus x prunifolia</i>	2	Moorland
Greenbank Drive	<i>Alnus glutinosa</i>	5	Moorland
	<i>Quercus robur</i>	1	Moorland
The Backies'	<i>Acer platanoides</i>	4	Moorland
	<i>Prunus sargentii</i>	16	Moorland
	<i>Prunus kanzan</i>	14	Moorland
Brant Road 'splitter island' outside No 104	<i>Tilia cordata</i>	1	Witham
Syston Grove	<i>Quercus robur</i>	15	Witham

Broughton Gardens	<i>Prunus sargentii</i>	2	Witham
Newark Road Play Area	<i>Prunus umineko</i>	4	Witham

**SPECIES KEY**

*Alnus glutinosa* - Alder  
*Aesculus x carnea* - Red Horse Chestnut  
*Acer rubrum* - Red Maple  
*Acer Platanoides* - Maple  
*Betula pendula* - Silver Birch  
*Castanea sativa* - Sweet Chestnut  
*Crataegus prunifolia* - Cockspur Thorn  
*Crataegus lavaegata* - Midland Hawthorn  
*Carpinus betulus* - Hornbeam  
*Fagus sylvatica* - Beech  
*Fagus sylvatica purpurea* - Purple Beech  
*Mespilus germanica* - Common Medlar  
*Populus nigra* - Black Poplar  
*Populus canadensis* - Canadian Poplar  
*Prunus Kanzan* - Flowering Cherry  
*Prunus Umineko* - Flowering Cherry  
*Prunus pissardii nigra* - Purple leaved Plum  
*Prunus Sargentii* - Flowering Cherry  
*Prunus avium* - Wild Cherry  
*Prunus padus* - Bird Cherry  
*Quercus robur* - Common English Oak  
*Sorbus aucuparia* - Rowan  
*Sorbus aria* - Whitebeam  
*Sorbus intermedia* - Swedish Whitebeam  
*Tilia x europaea* - Common Lime  
*Tilia cordata* - Small-leaved Lime

<b>Application Number:</b>	2018/1415/FUL
<b>Site Address:</b>	Land East Of Riseholme Road, Lincoln
<b>Target Date:</b>	29th March 2019
<b>Agent Name:</b>	Lindum Group
<b>Applicant Name:</b>	Mr Andrew Parker
<b>Proposal:</b>	Erection of 35 affordable houses with associated infrastructure

### **Background - Site Location and Description**

The application site is a 2.22 acre area of land located on the eastern side of Riseholme Road. The site is currently vacant land which has been used previously as an allotment. The front boundary of the site is defined by a hedge and a wooden gate, whilst the other boundaries are defined by planting with a close boarded fence to part of the northern boundary. To the north of the site are dwellings situated on Blankney Crescent and 16 recently constructed dwellings with access from Blankney Crescent and Masons Close. To the east are residential properties which front Laughton Way with their rear gardens adjacent to the application site; to the south is the Cathedral Quarry and dwellings fronting Riseholme Road.

The application site was a former allotment which was de-registered following a City wide review of Council owned allotments. The site was then granted outline consent with access details although all other matters reserved under application, 2016/0987/OUT on 3rd February 2017.

The City Council currently still own the site although the land will be transferred to Waterloo Housing Group should planning permission be granted for the current proposal.

The application proposes 35 affordable two storey dwellings with a mixture of 2 and 3 bedrooms. 20 of the units would be shared ownership whilst 15 would be affordable rent.

### **Site History**

Reference:	Description	Status	Decision Date:
2016/0987/OUT	Residential development with new vehicular access from Riseholme Road (Outline)	Granted Conditionally	3rd February 2017

### **Case Officer Site Visit**

Undertaken on 28th January 2019.

### **Policies Referred to**

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- 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 LP21 Biodiversity and Geodiversity
- Policy LP23 Local Green Space and other Important Open Space
- Policy LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

- The Principle of the Development in Terms of Planning Policy
- Impact on Visual Amenity
- Impact on Residential Amenity
- Other Matters

### **Consultations**

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

### **Statutory Consultation Responses**

Consultee	Comment
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Anglian Water	Comments Received
Mick Albans	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Highways & Planning	Comments Received
Environmental Health	Comments Received
Shane Harrison	Comments Received

## **Public Consultation Responses**

Name	Address
Mrs Sarah Fawcett-Howitt	4 Ashlar Close Lincoln LN2 2FL
Ms Kelly Harvey	35 Neile Close Lincoln LN2 4RT

### **Consideration**

Correspondence has been received from 2 residents, 1 from Ashlar Close to the north of the application site and 1 from Neile Close on Glebe Park. In summary concerns are raised relate to: the amount of housing proposed, loss of views, increased traffic, loss of habitats and impact on wildlife.

#### **The Principle of the Development in Terms of Planning Policy**

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 developments. 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).

The level of need for affordable housing is evidenced in the Strategic Housing Market Assessment (2015). The findings suggest that across Central Lincolnshire, there is a need for 17,400 affordable homes between 2012-2036. Policy LP11 of the Central Lincolnshire Local Plan requires all developments on housing on sites of 11 or more dwellings to provide 25% affordable homes. The development exceeds this requirement, providing 100% affordable units on site (35 dwellings), making a worthwhile contribution to the much needed requirement within the City.

With regard to the former allotment status of the land, it was agreed at the Council's Executive Committee in July 2015 that the Council would apply to the Secretary of State to deregister the allotment following a City Wide review of all 18 allotment sites. It was reported that on the Ermine Allotment which had 21 plots, 20 were unoccupied and had been for some time. Following the agreement at the Executive meeting that the site should be de-registered, the City Council made an Application for Consent to Dispose of Statutory Allotments to the Department for Communities and Local Government (DCLG) to de-register the application site as allotments. The application was assessed by DCLG against Allotment disposal guidance: Safeguards and alternatives, prepared by DCLG in January 2014 in relation to Section 8 (the statutory criteria) of the Allotments Act 1925 and was later de-registered.

Given the previous allotment status, the area is identified as a Local Green Space on the Policies Map within the Central Lincolnshire Local Plan. Such areas are protected from development in line with the NPPF and Policy LP23 of the Central Lincolnshire Local Plan unless it can be demonstrated that:

- a. In the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area; and
- b. In the case of all Important Open Spaces, there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets.

The site is bounded on all sides by hedging and fencing and is therefore not considered publically accessible; point A of Policy LP23 would therefore not be relevant. Notwithstanding this, an overprovision of the site for an allotment has been established during the allotment review and development on this land is therefore compliant with this Policy providing it would not have significant impacts on character and appearance of the surrounding area, ecology and heritage assets as stated in part b of the Policy. These considerations are discussed later in this report. The principle of residential on this site has further been established through the previous outline application granted in 2017. In conclusion, officers are satisfied that the principle of the development is wholly appropriate in this location.

The requirements for developer contributions has been assessed and due to the development providing 100% affordable housing, the proposal is not CIL liable. However, a Section 106 is being drafted in order to secure contributions for the provision of primary school places, health provision, local green infrastructure and play space. Clauses within the S106 will also secure the tenure type and management arrangements of the affordable housing on the site.

#### Impact on Visual Amenity

The layout of the site is widely dictated by its linear shape. The proposed layout would include a central road running through the site, gaining access from Riseholme Road. Two spur roads have been created within the site which allows access to service runs and drainage for future maintenance but also adds some elevational variety to the layout. Where possible, car parking has been included to the side of the properties but some frontage parking is included towards the east of the site.

The proposed dwellings are mostly semi-detached with 2 or 3 bedrooms, although there is also a row of three terraces towards the east end of the site. The dwellings are predominantly red brick with some use of render with grey UPVC windows. The design of the dwellings are simple in their form respecting both recent developments on Blankney and Ingleby Crescent, whilst also taking account of the established character along Riseholme Road and the adjacent Ermine Housing Estate.

The layout and design have been subject to discussion with officers and revised plans have been submitted to address some initial concerns with the scheme. The revisions include: a change of house type and re-orientation of the plots to Riseholme Road in order to present a more attractive frontage to Riseholme Road at the entrance to the site; some increased planting in order to improve the visual stop to the access road; removal of some of the render on House Type A and C and inclusion of windows in order to break up the brickwork and improve the overall appearance of the house types.

With regard to landscaping, there would be grassed areas to the larger frontages with

some shrubs included to break up the areas between paths and driveways. There is also planting proposed and some trees on corners of the access roads including on the entry into the site.

Overall, the design reflects other forms of recent development in area whilst maintaining its own identity. The development will respect the neighbouring sites and would have an acceptable relationship with Riseholme Road and the surrounding area. The application would therefore be in accordance with LP26 of the Central Lincolnshire Local Plan and paragraph 130 of the National Planning Policy Framework which requires development to take advantage of opportunities to improve the character and quality of an area.

### Impact on Residential Amenity

With regard to the impact on surrounding properties, beyond the north boundary of site are the properties on Mason's Close, Ashlar Close and Blankney Crescent. Plot 7 within the proposed development would have its blank side elevation adjacent to the rear boundary of No. 22 and 24 Blankney Crescent. Given the blank elevation and the sizeable garden of No.s 22 and 24, it is considered this relationship is acceptable and would not impose a harmful impact on the occupants of these properties in terms of residential amenity. The remaining plots adjacent to the northern boundary would have their rear gardens abutting this boundary, the rear gardens of the properties on Blankney Crescent are positioned beyond this point which would ensure sufficient separation would be created between the existing occupants on Blankney Crescent and future occupants of the development. Similarly, the east boundary of the site is adjacent to the rear gardens of the properties on Laughton Way, these gardens are of a sufficient size (approximately 15 metres) to ensure the new properties would have an acceptable relationship with these existing properties. Overall, the distances between the proposed and existing dwellings are similar to those seen on other recent schemes in the vicinity and would ensure that residential amenity to adjacent residents would not be unduly harmed by the proposed dwellings.

The City Council's Pollution Control Officer has recommended conditions regarding hours of construction and deliveries associated with construction, given the proximity to neighbouring properties times are restricted to minimise the noise and disturbance to neighbouring residential properties.

A noise impact assessment has also been submitted with the application which establishes the likely impact of noise on the proposed residential properties. Mitigation measures are proposed within the assessment including the installation of enhanced glazing and acoustic trickle vents to the affected habitable rooms. Acoustic fencing is also proposed to the gardens of the plots adjacent to Riseholme Road in order to reduce traffic noise to garden areas. The City Council's Pollution Control Officer has reviewed the report and concluded that the mitigation measures appear to be reasonable for protecting the internal acoustic environment within and to the garden areas of the dwellings. These details will therefore be subject to a condition requiring the mitigation measures are incorporated into the development.

It is therefore considered that the development is appropriate and the level of amenity for both neighbouring and future residents is acceptable, in accordance with requirements of Policy LP26.

## Access, Parking and Highways

The application has been discussed with the Highway Authority before submission with regard to the site layout. The layout is such that each plot would include off street parking for at least 1 car. The majority of the plots will be accessed via the single access road running through the centre of the site, whilst direct access from Riseholme Road is also provided for Plots 1 and 34 with appropriate turning space to ensure vehicles can access Riseholme Road in a forward gear. The Highway Authority have raised no objections in terms of traffic capacity or highway safety subject to standard conditions ensuring the access is constructed to adoptable standards and a construction management plan is submitted. The applicant will also be required to enter into a S38 agreement with Lincolnshire County Council in order to agree the adoption arrangements of the access road.

Taking account of the advice from Lincolnshire County Council, it is considered that the development would be acceptable in terms of highway safety and traffic capacity and therefore be in accordance with Policy LP13 of the Central Lincolnshire Local Plan.

## Impact on Trees/Ecology

A Tree Report has been submitted as part of the application which has been considered by the City Council's Arboricultural Officer. He considered that the report is a fair and accurate account of the trees located on the site and confirmed that no trees located within the site boundary could be reasonably considered as being of high amenity. The survey does recommend that trees retained in boundary locations will need to be adequately protected during construction works and this condition is recommended as part of any approval.

An ecology report has also been submitted with the application by CBE Consulting. The report concludes that there are no statutory or non statutory sites within the survey area or nearby which could be impacted upon by the proposed development.

It is therefore concluded that the development has been considered in relation to the impact on the protected trees and ecology within the site and subject to conditions relating to the tree survey recommendations, the application is in accordance with Policy LP21 and LP26 of the Central Lincolnshire Local Plan.

## **Other Matters**

### Drainage

The application is accompanied by a Drainage Scheme showing that surface water will be dealt with by infiltration into soakaways at greenfield rates. Lincolnshire County Council in their capacity as Lead Local Flood Authority have raised no objections in respect of surface water drainage stating that good infiltration is available with low groundwater level so the proposed permeable paving is an acceptable SUDs design. They have however, recommended a condition in order to secure the details of implementation, maintenance and adoption of the drainage arrangements.

Anglian Water have confirmed that the foul drainage from the development is in the catchment of Canwick Water Recycling Centre that will have available capacity for the proposed flows.

There has also been no objections raised by the Upper Witham Drainage Board on the application.

### Contaminated Land

A Site Investigation Report has been submitted with the application in relation to Contaminated Land. This is currently being considered by the City Council's Scientific Officer and ongoing discussions are taking place with the applicant. However, if these discussions have not been concluded before the determination of this application, then the standard conditions could be applied to the application in order to deal with any potential contaminated land on the site.

### Air Quality and Sustainable Transport

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

### Archaeology

Previous archaeological investigations have taken place on the site via 5 trenches. All trenches were found to be archeologically negative and demonstrated that such remains are either absent from the site or sufficiently sparse to have evaded detection. The City Council's Archaeologist has therefore confirmed that there is no reason to impose further archaeological conditions.

### Bin Storage

The City Council's Community Contracts Officer has raised no objections to the application and has provided information regarding communal bin requirements, which have been forwarded to the agent.

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

Yes.

### **Financial Implications**

None.

### **Legal Implications**

None.

## **Equality Implications**

None.

## **Conclusion**

The principle of the use of the site is considered to be acceptable and the development would relate well to the site and surroundings 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. Technical matters relating to highways, contamination and drainage are to the satisfaction of relevant consultees or can be controlled through relevant conditions. The proposals would therefore be in accordance with the requirements of the relevant policies within the Central Lincolnshire Local Plan, as well as guidance within the National Planning Policy Framework.

## **Application Determined within Target Date**

Yes.

## **Recommendation**

That authority is delegated to the Planning Manager to grant planning permission subject to the signing of a legal agreement to secure the contributions for health care, play space and playing field space, education and the details of the affordable housing and subject to the conditions set out below.

## **Proposed Conditions**

- Time limit of the permission
- Development in accordance with the approved plans
- Samples of materials to be submitted
- Details of electric vehicle charging points
- Noise impact assessment mitigation measures implemented
- Landscaping implemented
- Highway conditions
- Details of maintenance of surface water drainage
- Construction proceed in accordance with Arboricultural recommendations in terms of tree protection
- Contaminated land remediation if required
- Time restrictions on commercial deliveries, waste collection and construction

Riseholme Road – 2018/1415/FUL

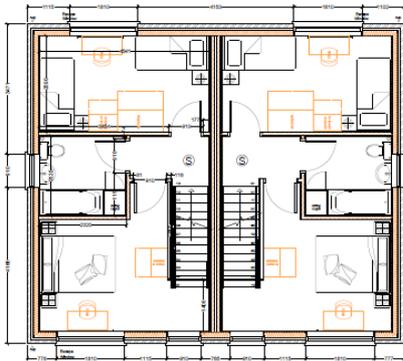


Site Location Plan



Proposed Site Plan 1:250

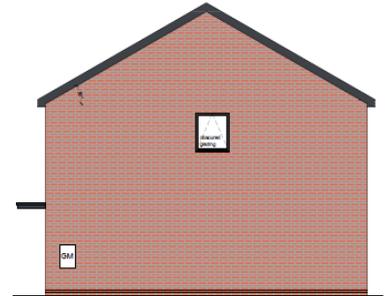
Site Layout



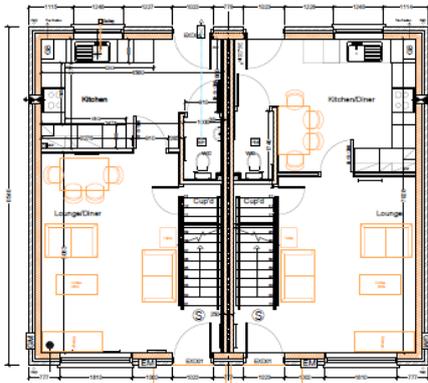
First Floor GA - 1.50



Front Elevation - 1.50

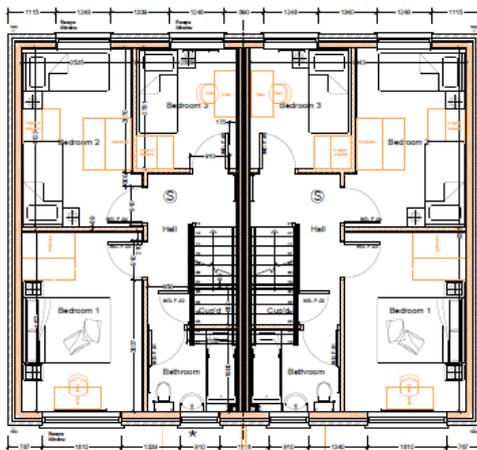


Side Elevation A - 1.50



Ground Floor GA - 1.50

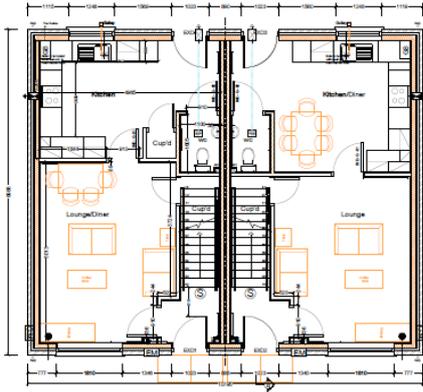
## House Type A



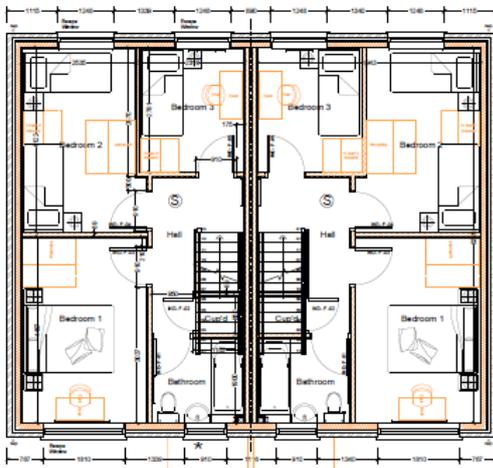
First Floor GA - 1.50



Front Elevation - 1.50



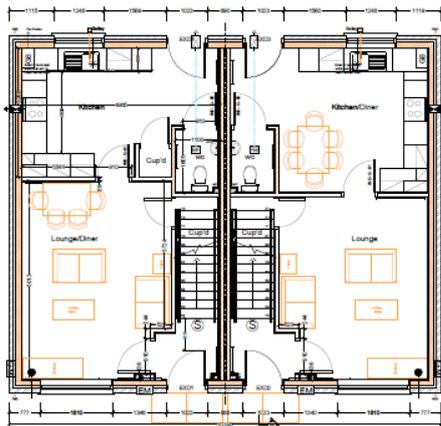
Ground Floor GA - 1.50



First Floor GA - 1.50



Front Elevation - 1.50

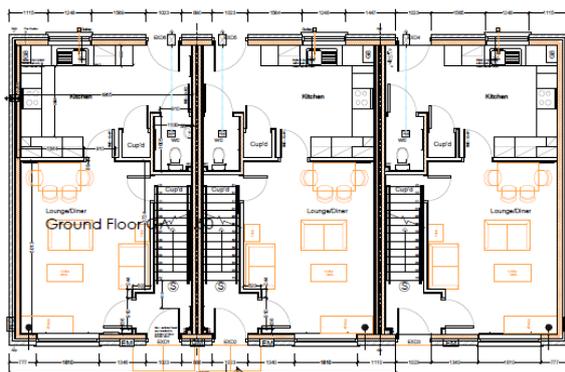


Ground Floor GA - 1.50

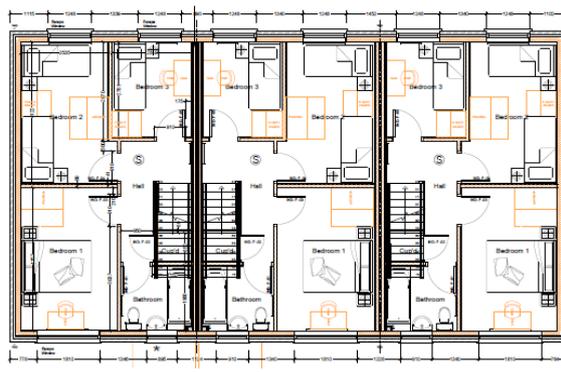
**House Types B**



Front Elevation - 1.50



Ground Floor GA - 1.50



First Floor GA - 1.50

House Type B (terrace)



Ground Floor GA - 1.50



Rear Elevation - 1.50



Front Elevation B - 1.50  
Right hand side of Access road

House Type C

Site Photos





## Neighbour Comments

### **Ms Kelly Harvey 35 Neile Close Lincoln LN2 4RT (Objects)**

Comment submitted date: Mon 14 Jan 2019

35 houses is far too many for such a small plot of land! With one route of access this development will just turn into yet another 'car park'. The average UK figure of 2.25 cars per household will negatively contribute to the exorbitant level of traffic already in this part of town! Pollution and congestion will increase significantly!

Many many thousands of small animals and birds that reside on this land will be driven from their habitats! This can't be acceptable! We make too much of a mess of this world to simply benefit our needs!

All of the houses with rear facing windows in the direction of the beautiful Lincoln Cathedral will no doubt lose their views of this iconic land mark and will lose the ability to pass on their properties with the adage! 'Views of the cathedral' one would argue this being quite unfair to people who occupied their properties with them having the lovely views!

Overall this is yet another tightly packed development of 'affordable' housing that is part of this countries attempt to solve a so called housing crisis! There is no housing crisis only a population crisis.

---

### **Mrs Sarah Fawcett-Howitt 4 Ashlar Close Lincoln LN2 2FL (Neutral)**

Comment submitted date: Thu 10 Jan 2019

I do not mind houses being build on this land however, 35 is too many! I'm concerned about the impact the wildlife here as there are nesting owls & foxes. Has enough been done to protect those animals?

I'd also like to know if there will be a through road added from Ashlar Close to Riseholme without the need to drive down Blankney Crescent. This would be very much appreciated & would actually help me park in my driveway better.

I do not fully support this application & I do not fully oppose it. My main concerns are the wildlife & the sheer number of homes.

---

## Consultee Comments

### **Lincoln Civic Trust**

**Comment Date: Tue 29 Jan 2019**

OBJECTION: The committee would like to object on the following points:

1. We feel the design of the properties is poor and lacks imagination.
  2. The project has been designed to maximise the number of houses to be built and is too congested.
  3. The properties at the junction with Riseholme Road are too close to the highway particularly as this will be a side elevation
-

**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: 2018/1415/FUL

With reference to this application dated 27 December 2018 relating to the following proposed development:

Address or location

**Land East of Riseholme Road, Lincoln**

Date application referred by the LPA  
7 January 2019

Type of application: Outline/Full/RM/  
FUL

Description of development

Erection of 35 affordable houses with associated infrastructure

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)**

**HI05**

All roads within the development hereby permitted must be constructed to an engineering standard equivalent to that of adoptable highways. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980.

**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 within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

#### HP23

Before each dwelling is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings.

#### HP26

Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

#### HP33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to XXX litres per second;
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

HP00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction, including drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Case Officer:  
*Becky Melhuish*  
for Warren Peppard  
Flood Risk & Development Manager

Date: 24 January 2019



## 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 03456 066087, Option 1 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 143077/1/0039636

Local Planning Authority: Lincoln District (B)

Site: Land East Of Riseholme Road Lincoln

Proposal: Erection of 35 affordable houses with associated infrastructure | Land East Of Riseholme Road Lincoln

Planning application: 2018/1415/FUL

**Prepared by:** Pre-Development Team

**Date:** 8 February 2019

### 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. (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### 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.

**NHS England**  
**Application Number: 2018/1415**  
**Location: Land East of Riseholme Road, Lincoln**

<b>Impact of new development on GP practice</b>	<p>The above development is proposing 35 dwellings which, based on the average of 2.2 people per dwelling for the City of Lincoln area, would result in an increase in patient population 77.</p> <p>The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p><b>Consulting room GP</b></p> <table border="1"> <tr><td>Proposed population</td><td>77</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td><math>0.077 \times 5260 = 405</math></td></tr> <tr><td>Assume 100% patient use of room</td><td>405</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td><math>405/50 = 8.1</math></td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time per week</td><td><math>8.1 \times 15/60 = 2.0</math> hrs per week</td></tr> </table> <p><b>Treatment room Practice Nurse</b></p> <table border="1"> <tr><td>Proposed population</td><td>77</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td><math>0.077 \times 5260 = 405</math></td></tr> <tr><td>Assume 20% patient use of room</td><td><math>405 \times 20\% = 81.0</math></td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td><math>81.0/50 = 1.620</math></td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time per week</td><td><math>1.620 \times 20/60 = 0.5</math> hrs per week</td></tr> </table> <p>Therefore an increase in population of 77 in the City of Lincoln area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.</p>	Proposed population	77	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.077 \times 5260 = 405$	Assume 100% patient use of room	405	Assume surgery open 50 weeks per year	$405/50 = 8.1$	Appointment duration	15 mins	Patient appointment time per week	$8.1 \times 15/60 = 2.0$ hrs per week	Proposed population	77	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.077 \times 5260 = 405$	Assume 20% patient use of room	$405 \times 20\% = 81.0$	Assume surgery open 50 weeks per year	$81.0/50 = 1.620$	Appointment duration	20 mins	Patient appointment time per week	$1.620 \times 20/60 = 0.5$ hrs per week
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<b>GP practice(s) most likely to be affected by the housing development</b>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p>																												

	<p>As such, the practices listed below may be affected by the development:</p> <ul style="list-style-type: none"> <li>• Portland Medical Practice</li> <li>• Lindum Medical Practice</li> <li>• Abbey Medical Practice</li> <li>• Minster Medical Practice</li> <li>• Cliff House Medical Practice</li> <li>• Glebe Park Surgery</li> <li>• Brayford Medical Practice</li> </ul>																																										
<p><b>Issues to be addressed to ensure the development is acceptable</b></p>	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Minster Medical Practice is the closest practice to the proposed site for development at approximate 1 mile away and is therefore likely to take on the majority of patients. To mitigate this, the s106 funding from this development would go to Minster Medical Practice.</p> <p>Minster Medical Practice is working at clinical capacity and would need to carry out improvement works to increase the number of consulting rooms in order to be able to provide services for the patients arising from this development.</p> <p>The practice currently has a large ground-floor room used for storing medical records. They have proposed that the s106 funding from this development is used to convert and furnish their loft space to allow them to store patients' medical records in this area. The existing note storage room would then be turned into clinical rooms for nurse use. This would free up two existing rooms for GP/other health care professional use. These changes would allow the practice to provide superior nursing facilities, which would benefit their existing patients as well as increasing capacity for new patients moving into the area.</p> <p>This of course would be subject to a full business case and approval by NHS England, with any proposed expenditure taking place when the s106 funds are released by the developer as per the agreement and within the agreed timescale for expenditure of the funds.</p>																																										
<p><b>Fairly and reasonably related in scale and kind to the development.</b></p>	<table border="1" data-bbox="467 1375 1366 1630"> <thead> <tr> <th></th> <th>Average list size per GP</th> <th>Required m2</th> <th>£ per m2</th> <th>Total cost</th> <th>£per person</th> </tr> </thead> <tbody> <tr> <td>GP team</td> <td>1,800</td> <td>170</td> <td>2,300</td> <td>£391,000</td> <td>217</td> </tr> <tr> <td>GP furnishings</td> <td>1,800</td> <td></td> <td></td> <td>£20,000</td> <td>12</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>229</td> </tr> <tr> <td>Contingency requirements @ 20%</td> <td></td> <td></td> <td></td> <td></td> <td>46</td> </tr> <tr> <td>Total per resident</td> <td></td> <td></td> <td></td> <td></td> <td>275</td> </tr> <tr> <td>Total per dwelling (resident x 2.2)</td> <td></td> <td></td> <td></td> <td></td> <td>605</td> </tr> </tbody> </table> <p>The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by</p>		Average list size per GP	Required m2	£ per m2	Total cost	£per person	GP team	1,800	170	2,300	£391,000	217	GP furnishings	1,800			£20,000	12						229	Contingency requirements @ 20%					46	Total per resident					275	Total per dwelling (resident x 2.2)					605
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	funding per dwelling of £605.
<b>Financial Contribution requested</b>	The contribution requested for the development is £21,175.00 (£605 x 35 dwellings.)

**Vicky Allen**  
**Primary Care Support Medical & Pharmacy**  
**January 2018**

City of Lincoln Council  
Development Control  
Planning Department

My Ref: S106/L/1415/18  
15 January 2019

Dear Mr Manning

**Development – Land East of Riseholme Road, Lincoln  
Application Number – 2018/1415/FUL**

Thank you for your notification of 07 January 2019, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

**Overview**

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2019/20 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	4	N	4	£45,105
Secondary	4	N	4	£0
Sixth-form	0	N/A	0	£0
			<b>Total</b>	<b>£45,105</b>

Please note, where an application is outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Town Planning Institute Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£45,105	Towards a 0.5FE extension of Ermine Academy to 2.5FE
Secondary	£67,965	N/A - CIL
Sixth-form	£0	N/A - CIL

I can confirm that the County Council will ensure that no more than five s.106 agreements are signed towards a specific piece of infrastructure, as detailed above (where known), which will be specific within the s.106 agreement. Secondary and sixth-form figures are included as indication of contribution level if this infrastructure was not on Regulation 123 list.

#### Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
2 Bedroom	14	0.09	1.26	0.09	1.26	0.018	0.252
3 Bedroom	21	0.17	3.57	0.17	3.57	0.034	0.714
4+ Bedroom		0.33		0.27		0.054	
Unknown		0.2		0.19		0.038	
Total (rounded down)	35	-	4	-	4	-	0

Capacity is assessed using the County Council's projected capacity levels at 2021/22, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2019/20 (Y/N/Partial)	Places to be mitigated
Primary	Lincoln North Primary planning area	4	N	4
Secondary	Lincoln North Secondary planning area	4	N	4
Sixth-form	N/A	0	N/A	0

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2012) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Total contribution requested
Primary	4	£12,257	£49,028	0.92	£45,105
Secondary	4	£18,469	£73,876***	0.92	£67,965***
Sixth-form	0	£20,030	£0***	0.92	£0***
Total	-	-	£122,904	-	£113,070

\*current cost multiplier per pupil place based on National Cost Survey

\*\*to reduce cost and to reflect Lincolnshire's lower than average build cost compared to national average

\*\*\*reduced to zero as currently on CoLC's Regulation 123 list

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status, but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

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

Yours sincerely

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

(By e-mail)



## LINCOLNSHIRE POLICE

Police Headquarters  
PO Box 999  
Lincoln,  
LN5 7PH  
Tel: 01522 558292  
email  
john.manuel@lincs.pnn.police.uk

Your Ref: 2018/1415/FUL

7<sup>th</sup> January 2019

Mr K Manning  
Planning Department  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DF

### Land East of Riseholme Road, Lincoln (35 Units)

Thank you for your correspondence and the opportunity to comment on the proposed scheme. I based my observations on your supplied plans and would like to raise the following points in respect of the opportunities to reduce crime and provide security within this proposal.

Lincolnshire Police do not have any objections to this application.

**Building Regulations** (October 1<sup>st</sup> 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.

### External Doors & Windows

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

All ground floor windows and those that are easily accessible from the ground must conform to improved security standard BS7950: 1997 or WCL 4. (WCL 4 is the reference number for BS7950 and is published by Warrington Certification Laboratories).



### 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).

### 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).

### 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.

### Utility Meters

Utility meters should be located outside the dwelling at the front or as close to the front of the building line as possible (to ensure they are visible. If they are located at the side of the building they must be as near to the front of the building line as possible and to the front of any fences or gates.

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

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

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*

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<b>Application Number:</b>	2018/0734/CXN
<b>Site Address:</b>	49-51 West Parade, Lincoln, Lincolnshire
<b>Target Date:</b>	6th September 2018
<b>Agent Name:</b>	Stem Architects
<b>Applicant Name:</b>	Mr Chris Nicholson
<b>Proposal:</b>	Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 1 additional apartment and 5 new car parking spaces.

### **Background - Site Location and Description**

The proposed development is located on the south side of West Parade on the corner with Rudgard Lane to the east side. The site is currently occupied by a three storey residential property which would be demolished. To the west of the application site are traditional two storey terrace residential properties, on the opposite side of West Parade larger two and three storey properties. To the rear of the site is the former 'route 3' car garage. Pedestrian and vehicular access is gained from both West Parade and Rudgard Lane. The development is located on the boundary with the West Parade and Brayford No. 6 conservation area.

Permission was approved to erect a part 4, part 3 storey building to accommodate 22no. two bed apartments including cycle and refuse storage. The proposals also included 20no. on site car parking spaces and other associated external works.

It is now proposed to increase the number of car parking spaces to 35, change the access arrangements and add an additional apartment. Therefore this application seeks to determine whether 1 additional apartment, the revised access arrangement and the additional car parking is acceptable, as permission has already been granted for the previous scheme.

It should be noted that this application was originally submitted for 3 additional apartments, however this has now been reduced to 1 additional apartment.

### **Site History**

Reference:	Description	Status	Decision Date:
2016/0798/FUL	Demolition of existing buildings and erection of part 4, part 3 storey building to accommodate 22no. two bed apartments including cycle and refuse storage. Provision of 20no. car parking spaces and other associated external works	Granted Conditionally	3rd August 2017

### **Case Officer Site Visit**

Undertaken on 18/12/2018.

### **Policies Referred to**

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

- National and Local Planning Policy
- The principle of the development
- Visual amenity and the character and appearance of the conservation area
- Residential amenity
- Highways

### **Consultations**

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

### **Statutory Consultation Responses**

Consultee	Comment
Environment Agency	Comments Received
Lincoln Civic Trust	Comments Received
Lincolnshire Police	Comments Received
Anglian Water	No Response Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Highways & Planning	Comments Received
West End Residents Association	Comments Received

## **Public Consultation Responses**

Name	Address
Ms Amanda Ryans	4 York Avenue Lincoln Lincolnshire LN1 1LL
Karen Lee	26 Rudgard Lane Lincoln LN1 1QH

## **Consideration**

### The Principle of the Development

Permission has already been approved for the development of the site for residential use. Therefore this application seeks approval of the proposed amendments to the original scheme.

It was previously considered that the proposed residential use of the site would be acceptable given the existing national and local planning policy and the predominantly residential use of the surrounding area.

### Visual Amenity

The proposed changes to the scheme have occurred because the applicant has been able to purchase the adjacent site. Therefore access to the site can now be taken from the south rather than the consented under croft arrangement. In urban design terms the new design is considered to be much more appropriate in this location and is more in keeping with the arrangements found elsewhere in the area.

The additional apartment would fill in the previously consented under croft. It is considered that this would have no impact on visual amenity and would actually improve the overall appearance of the development to Rudgard Avenue.

### Consented Scheme



## Revised Scheme



The proposed changes can be seen in the images above. It is considered that these changes have a positive visual impact and don't change the overall look and feel of the original scheme.

### Residential Amenity

A number of objections have been received by local residents. However as previously noted the site already has planning permission for the residential development of the site. This application deals the proposed additional apartment and additional parking spaces. Therefore whilst the issue of scale and massing has been raised, this issue has already been addressed by the previous consent, however it is necessary to assess the impact on the additional apartment.

It is proposed to add an additional apartment at ground floor to the Rudgard Lane elevation. Whilst this does add an additional apartment it is considered that this additional unit would not have a harmful impact on the surrounding area and that it would not have a noticeable difference compared with the previously approved scheme. It is also considered that the positive impacts of filling the undercroft and providing additional off street parking is a positive addition to the development.

The issues raised relating to the clearance and demolition of the site have been noted and were dealt with by the City and County Councils at the time of the complaints. The site will be continue to be monitored moving forward and the applicants are now aware of the restrictions in place when it comes to hours of working and parking in the area.

### Highways

The amendments to the approved application would result in additional car parking spaces. 33 spaces, as well as a further 2 with disabled access and 3 with electric vehicle charging points. An objection has been received which raises the issue of a lack of parking in the west end. As this application provides off street parking for the proposed number of apartments it is not considered that the proposal would have an adverse impact on the existing on street parking arrangements. Also, as the development provides dedicated off street parking the apartments would not be eligible to join the residents parking scheme.

### Flooding and Drainage

The Internal Drainage Board and Environment Agency have raised no objections to the proposed scheme.

## S106 Agreement

The applicants will be required to enter into a S106 agreement, as they did on the previously consented scheme, to ensure that the development is not occupied by students and that the development provides the required number of affordable units in line with the City councils adopted policy.

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

Pre application discussions took place as well as discussions during the application process which saw the development reduced to 1 additional apartment rather than the originally submitted 3.

## Financial Implications

None.

## Legal Implications

S106 requirement.

## Equality Implications

None.

## Conclusion

It is considered that the proposed changes to the original scheme would still be in keeping with the principle set by the previous approval. It is considered that the changes would visually improve the scheme as well as provide additional off street parking. The additional apartment would have no adverse impact on residential amenity in terms of noise and disturbance and therefore it is considered that the proposal is in accordance with national and local planning policy.

## Application Determined within Target Date

Yes with an approved extension of time.

## Recommendation

That the application is Granted Conditionally subject to the signing of the S106 agreement.

## Conditions

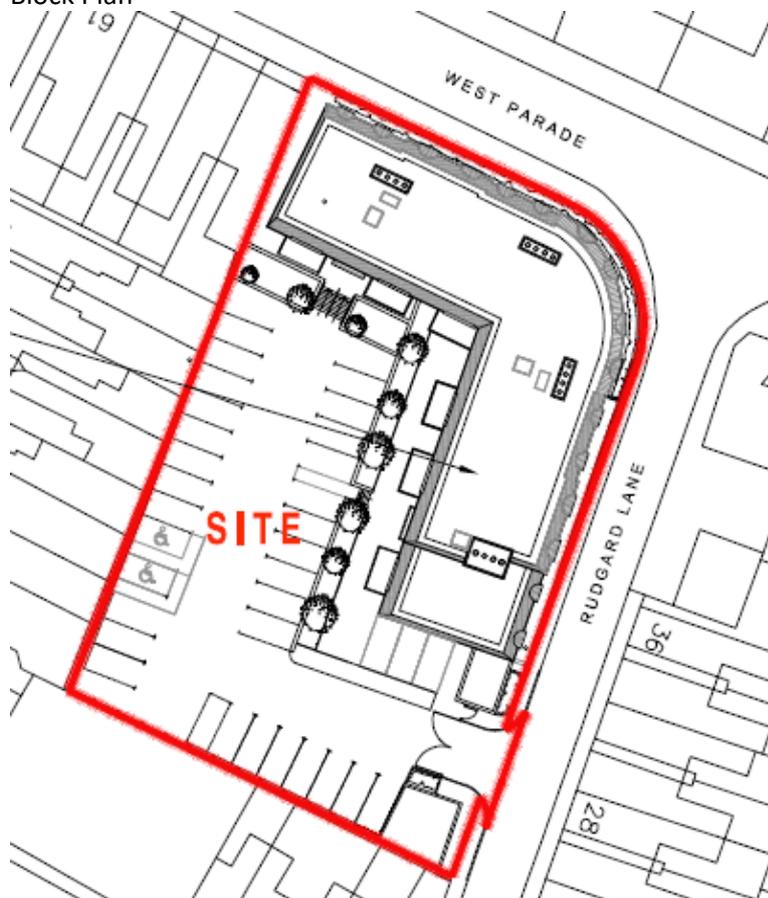
- The development must be begun not later than the expiration of three years
- The development hereby approved shall be carried out in accordance with the drawings submitted with the application

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Plans  
Site Location Plan



Block Plan



## Proposed Floor Plans



## Proposed Elevations



Site Photos





Consultee Comments



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.  
21<sup>st</sup> November 2018

2018/0734/CXN

Our Ref: PG//

**Development & Environmental Services**

City Hall, Beaumont Fee  
Lincoln, LN1 1DF

**Re: 49-51 Lincoln, Lincolnshire, LN1 1QL**

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

Lincolnshire Police has no formal objection to this application.

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

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 PGCPR Dip Bus.

Force Designing Out Crime Officer (DOCO)

**2018/0734/CXN**

Upper Witham Extended Area – the board has no comments on this application

**Abi Gilbert**

Technical and Operations Assistant  
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

Dear Sir/Madam

Thank you for referring the above application, which was received on 27 November 2018.

The Environment Agency does not wish to make any comments on this application. It does not appear to match any of the criteria on our consultation checklist. However, if you believe you do need our advice, please contact me as per my details below.

Kind regards,

**Keri Monger**

Sustainable Places – Planning Adviser | Lincolnshire & Northamptonshire  
**Environment Agency** | Nene House, Pytchley Road Industrial Estate, Pytchley Lodge Road, Kettering,  
NN15 6JQ

WEST END  
RESIDENTS'  
ASSOCIATION

Director of Communities & Environment,  
City Hall, Beaumont Fee,  
Lincoln, LN1 1DF

Dear Sir,

Consultation on Planning Application: Reference 2018/0734/CXN  
49-51, West Parade, Lincoln

On behalf of WERA, we wish to OBJECT to the above application.

Following concerns about the original works, the West End residents association met with the developer to discuss both these issues and planned changes to the development. As this time we were informed by the developer that two additional apartments were being planned in place of the original entrance that was to be moved onto Rudgard Lane. It is disappointing to now note that the revised application is now for a further THREE apartments and not the two discussed with WERA. It is not possible from the documents on the website to see where the third apartment will be placed. Therefore, we have no alternative but to object.

We would also ask that, if passed, the previous arrangement whereby 2 apartments would be allowed on-street car parking permits is rescinded and that no apartments are allowed to receive a residents permit as there would be one space available for each apartment.

We would, of course, expect a section 106 agreement to be signed, not allowing the properties to be used as student accommodation before any application is passed.

Yours Sincerely,

Nigel Manders  
West End Residents Association

**Consultee Comments for Planning Application  
2018/0734/CXN**

**Application Summary**

Application Number: 2018/0734/CXN

Address: 49-51 West Parade Lincoln Lincolnshire LN1 1QL

Proposal: Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 3 additional apartments and 5 new car parking spaces.

Case Officer: Lana Meddings

**Consultee Details**

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

**Comments**

NO OBJECTIONS Comment We objected to the original application as overdevelopment but as it has been accepted, we see no problem with the variation.

**Application Summary**

Application Number: 2018/0734/CXN

Address: 49-51 West Parade Lincoln Lincolnshire LN1 1QL

Proposal: Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 1 additional

apartment and 5 new car parking spaces.

Case Officer: Lana Meddings

**Consultee Details**

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

**Comments**

No Objection

**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: 2018/0734/CXN

With reference to this application dated 6 June 2018 relating to the following proposed development:

Address or location

**49-51 West Parade, Lincoln, Lincolnshire, LN1 1QL**

Date application referred by the LPA  
7 June 2018

Type of application: Outline/Full/RM/  
FUL

Description of development

Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 3 additional apartments and 5 new car parking spaces

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

**Authority shall include the conditions below.**  
**CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL**

HP19A

The arrangements shown on the approved plan 1100 Rev B dated 1/12/17 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

To enable calling vehicles to wait clear of the carriageway of Rudgard Lane and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

Case Officer:  
*Aine McMorrow*  
for Warren Peppard  
Flood Risk & Development Manager

Date: 22 June 2018

## Neighbour Comments

### **Comments for Planning Application 2018/0734/CXN**

#### **Application Summary**

Application Number: 2018/0734/CXN

Address: 49-51 West Parade Lincoln Lincolnshire LN1 1QL

Proposal: Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 3 additional apartments and 5 new car parking spaces.

Case Officer: Lana Meddings

#### **Customer Details**

Name: Ms Amanda Ryans

Address: 4 York avenue Lincoln

#### **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment: There are no parking spaces in the west end as it us. This is ridiculous. We don't need the community dynamic to be affected further. Resources are strained and parking is just not Available

Dear Sir/Madam,

I am emailing to register comments regarding the above application. Can I request an acknowledgement of my observation on receipt of it please.

I'd wish to make the following points in objection:

1. Scale, height and massing/overlooking - I feel that the development is much too big for the space it encloses. It will cause substantial overlooking in my view and impact on the privacy and residential amenity of those residents who live close by as a result. An increased number of apartments than previously planned can only increase noise and disturbance experienced by existing residents due to the increased comings and goings.

2. Highway safety and congestion - Parking is only possible on one side of the road in Rudgard Lane which will directly impacted by this development.

Anybody who lives or who has visited this location will appreciate the dire problems local residents have parking during University term time. The Residents Parking scheme is hugely over-subscribed due to the high concentration of multiple occupancy homes in the area and it is virtually impossible to park after 6pm most nights - cruising around the West End to find a space (often unsuccessfully) is usual. Further apartments can only exacerbate that situation.

Whilst the development will offer parking spaces they will be unlikely to equate to the increased number of vehicles (plus their visitors who will also require parking spaces) and I for one do not look forward to the resulting negative impact on an already dreadful parking situation in Rudgard Lane when trying to find a space. As well as the plethora of White Vans who have the green passes allowing them to park, unfortunately vehicles not displaying a valid RPS permit are a fairly regular feature of Rudgard Lane.

There are 2 very narrow pathways on either side of neighbouring Rudgard Lane. Sadly few occupants of that street take their refuse and recycling bins round to the back of their properties during the period between collections so the walkway down the left hand side of the street is rarely passable. An increase in traffic can only heighten the road safety problems experienced when trying to walk down the very narrow pathway on the right hand side of Rudgard Lane.

I feel the development is in no way in keeping with the other nearby housing and will be a negative addition to the landscape and be detrimental to residents visual amenity. It appears to be an attempt to cram as many apartments as possible into a small space in order to

maximise profit from the development and it is not a development that I as a resident of that street for the past 12 years welcome, I'm aware many of my long term neighbours agree with that viewpoint and have been approached and made aware of that fact.

I would like to further add to my comments by saying the period last year when the previous development was demolished cause a significant amount of inconvenience for local residents. The street was completely closed for parking for existing residents for an extended period of time, a situation which went on after the demolition work had been completed.

Several calls to the County Council eventually rectified this but it was totally unacceptable and absolutely no consideration was given to the problems caused to the existing residents and no apology made. Along with my neighbours I can only hope that going forward this is handled in a more professional manner by those overseeing the development, and that the County Council's Highways Department monitor road signs preventing residents from parking and ensure they are removed promptly once work has been completed. I cannot begin to imagine where the vehicles necessary for building the development will park but suspect that once again it will be local residents who will not be able to park the vehicles they need to go about their daily lives.

Karen Lee  
26 Rudgard Lane  
Lincoln LN1 1QH

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<b>Application Number:</b>	2018/1404/FUL
<b>Site Address:</b>	Land To Rear Of 9 Saxon Street, Lincoln, Lincolnshire
<b>Target Date:</b>	14th February 2019
<b>Agent Name:</b>	Gillick Brothers
<b>Applicant Name:</b>	C Burdette
<b>Proposal:</b>	Erection of single-storey dwelling house

### **Background - Site Location and Description**

The application proposes the erection of a single storey dwelling house to provide two bedrooms. The application site is to the rear of No 9 Saxon Street; a mid-Victorian, three-storey end-of-terrace dwelling house with (formerly) a shopfront on the ground floor façade.

The houses on Saxon Street have small rear yards with small outbuildings, which would have housed outside toilets, coal bunkers and the like. The yard at the rear of the application site is unlike the external spaces of similar properties in the vicinity as it widens out at the end away from the house to span the width of the neighbouring two gardens; giving the piece of land an 'L' shape. It is on this 'extended' piece of land that it is proposed to erect a new building; leaving the application property with a remaining yard space similar to the other houses on the street.

The site does not lie within a conservation area but is close to the northern edge of the City of Lincoln Cathedral and City Centre Conservation Area No .1.

### **Site History**

2003/0994/F - Erection of a two storey building to accommodate two flats – Refused.

### **Case Officer Site Visit**

Undertaken on 25th January 2019.

### **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 LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

To assess the proposal with regards to:-

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

## **Consultations**

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

### **Statutory Consultation Responses**

Consultee	Comment
Environmental Health	Comments Received
Highways & Planning	Objection
Lincolnshire Police	No Objection

### **Public Consultation Responses**

Name	Address
G Earl	No address provided
Mrs Lorna Purcell	84 Gray Street Lincoln Lincolnshire LN1 3HL
Miss Lisa Wright	88 Gray Street Lincoln Lincolnshire LN1 3HL

## **Consideration**

### **Local and National Planning Policy**

Paragraph 114 of the National Planning Policy Framework (NPPF) 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.

Paragraph 122 states that planning decisions should support development that makes efficient use of land, taking into account:

- a. the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b. local market conditions and viability;
- c. the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

- d. the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e. the importance of securing well-designed, attractive and healthy places.

Paragraph 127 further 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 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.

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. CLLP Policy LP1 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).

Policy LP10 'Meeting accommodation needs' of the Central Lincolnshire Local Plan (2017) is relevant to the application site. The policy 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.'

The principle of residential development in this location would therefore be supported, subject to consideration against other policy requirements.

The application is for the erection of a dwelling 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 relevant to 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;

- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- 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;
- t. Adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste;

Three letters of objection have been received from residents on Gray Street the concerns relate to the increased pressure on on-street parking and emergency vehicular access. Concerns have also been raised regarding noise and disturbance and loss of light due to the increase in height of the external wall.

#### Effect on Residential Amenity

The proposal would have a flat roof construction which would be located 6 metres from the rear elevation of 7 and 9 Saxon Street and 11 metres from the rear elevation of 8 Saxon Street. It is considered that given the separation distance and single storey nature of the building there would be no issues of the dwelling appearing overbearing. A high level window is proposed in the facing elevation, it is considered that given the sill level would be 2.2 metres above ground level there would be no opportunity for overlooking. This relationship should be maintained and should you be minded to grant the application a condition is recommended removing permitted development for any further windows or openings in this elevation. Although located to the west given the single storey nature of the building it is considered that loss of light would not be exacerbated to a harmful degree which would justify a refusal of planning permission. As such, the proposals would not unacceptably harm the living conditions of the residents of these properties and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

The proposed dwelling would sit 8 metres from the side elevation of 43 and 47 Gray Street and 9 metres from the front elevation of 88 and 90 Gray Street; these properties are located on the opposite side of the road to the proposed development. This relationship is not uncommon in an urban context such as this therefore we are satisfied this relationship is acceptable and would not unacceptably harm the living conditions of the residents of those properties and therefore would be in accordance with the amenity requirements of

Policy LP26 of the Central Lincolnshire Local Plan.

### Effect on Visual Amenity

It is considered that the site is of a sufficient size to comfortably accommodate the proposed dwelling along with the associated bin storage. This development is an infill and therefore it is considered that it represents a good use of land.

The proposed new building would occupy the whole of one end of the site, between the existing boundary walls. Currently there is a single storey outbuilding in a relatively poor state of repair on the site. The new dwelling would be orientated towards the street where it would have a front door within a small covered courtyard. The proposed dwelling would measure 11.3 metres wide x 7.6 metres deep. The proposal would measure 3 metres high. The design is of a contemporary nature with the use of traditional materials red brick and copper colour single ply roofing membrane, to blend the design into its context. Wooden windows and doors are also proposed. While the proposal does not replicate the more traditional features and proportions of other properties in the area it has clearly been designed to fit the context. Officers are satisfied, that the design is acceptable and, despite being open to limited public views, would not have an unacceptable visual impact on the visual amenity of the wider area.

The proposal would therefore relate well to the surrounding properties in terms of its height, scale and mass, and would sympathetically complement the local architectural style, in accordance with Policy LP26. The proposal would also meet the requirements of paragraph 131 of the NPPF, which requires that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

### Highway Safety

Lincolnshire County Council as the Highway Authority has objected to the proposal for the following reason: *'There is insufficient provision made within the application site to accommodate the parking of vehicular traffic likely to be generated by the proposed development, alongside the removal of existing off-street parking provision within the proposed development's curtilage. This deficiency is likely to result in the indiscriminate parking of vehicles along access roads in the surrounding area. Such parking of vehicles is likely to lead to unsafe conditions in terms of pedestrian and vehicle movement in and around the site including access for emergency and service vehicles. Furthermore, the inadequacy of the parking provision is likely to be regarded as setting a precedent for other developments both within the site and elsewhere.'*

Although there is no parking provision for this application, the site is close to the city centre, so there is good access to shops, places of work and public transport options for the proposed accommodation, to be suitable for those without a motor vehicle. It is expected that the main mode of transport would be either walking or cycling, which would greatly reduce the need for vehicle usage, due to its location.

The objection from the Highway Authority relates to the lack of parking provision for the new dwelling and the loss of the existing parking on the site and as a consequence of this a perceived subsequent pressure on the existing on-street parking. The host property No. 9 Saxon Street has recently been granted a Certificate of Lawful Use for the use of the

property as a House in Multiple Occupation. When considering proposed applications of this use the Highway Authority do not request the provision of onsite parking and the existing parking on the site could be disused at any time without the need for consent and no requirement to provide it elsewhere. The Council does not have a policy which prescribes the level of parking a development should provide. Apart from the yellow lines to the front of the site the road is not subject to any parking restrictions.

The application is for one additional dwelling and it is the advice of your officers that any additional traffic or parking that might be generated will be negligible in the context of the surrounding area.

Therefore notwithstanding the objection from Highways, this site is a sustainable location for a dwelling and any potential increase in on street parking would not cause harm sufficient to warrant a refusal of planning permission.

### Other Matters

Environmental Health have commented on the application with general observations and recommendations for conditions. These are summarised as follows *'due to the site being previously developed and the close proximity to neighbouring sensitive uses, there is potential for significant problems due to noise from the construction phase of the development, particularly during the noise sensitive hours.'* conditions are therefore requested relating to the discovery of unexpected contamination and hours of work on site. It is considered that these requests are not unreasonable and could be included as planning conditions should you be minded to approve.

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

Yes - Pre-application advice.

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The scale, massing and design of the proposed dwelling is considered to be acceptable and would have a satisfactory relationship with the host dwelling and the wider area, and the use of high quality materials would make a positive contribution to the appearance of the wider Area. The proposal would also not cause undue harm to the residential amenities of neighbouring occupants. The proposal is therefore in accordance with Policies LP1, LP2, LP10 and LP26 of the Central Lincolnshire and with the guidance contained within the National Planning Policy Framework.

**Application Determined within Target Date**

Yes.

**Recommendation**

That the application is granted conditionally.

**Proposed Conditions**

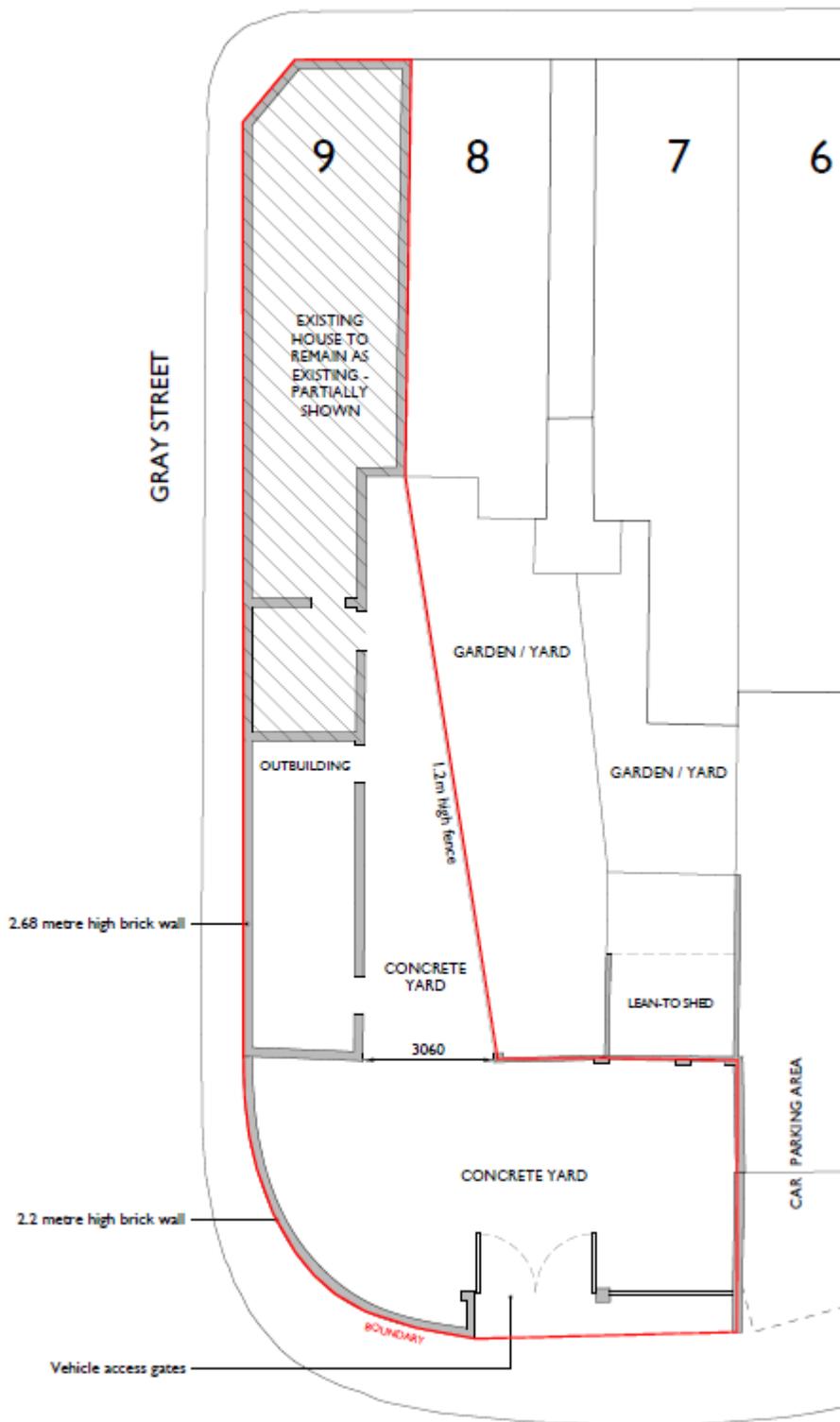
- Time limit of the permission
- Development in accordance with the approved plans
- Removal of Permitted Development for new windows and doors (openings)
- Hours of work and associated deliveries
- Unexpected contamination.

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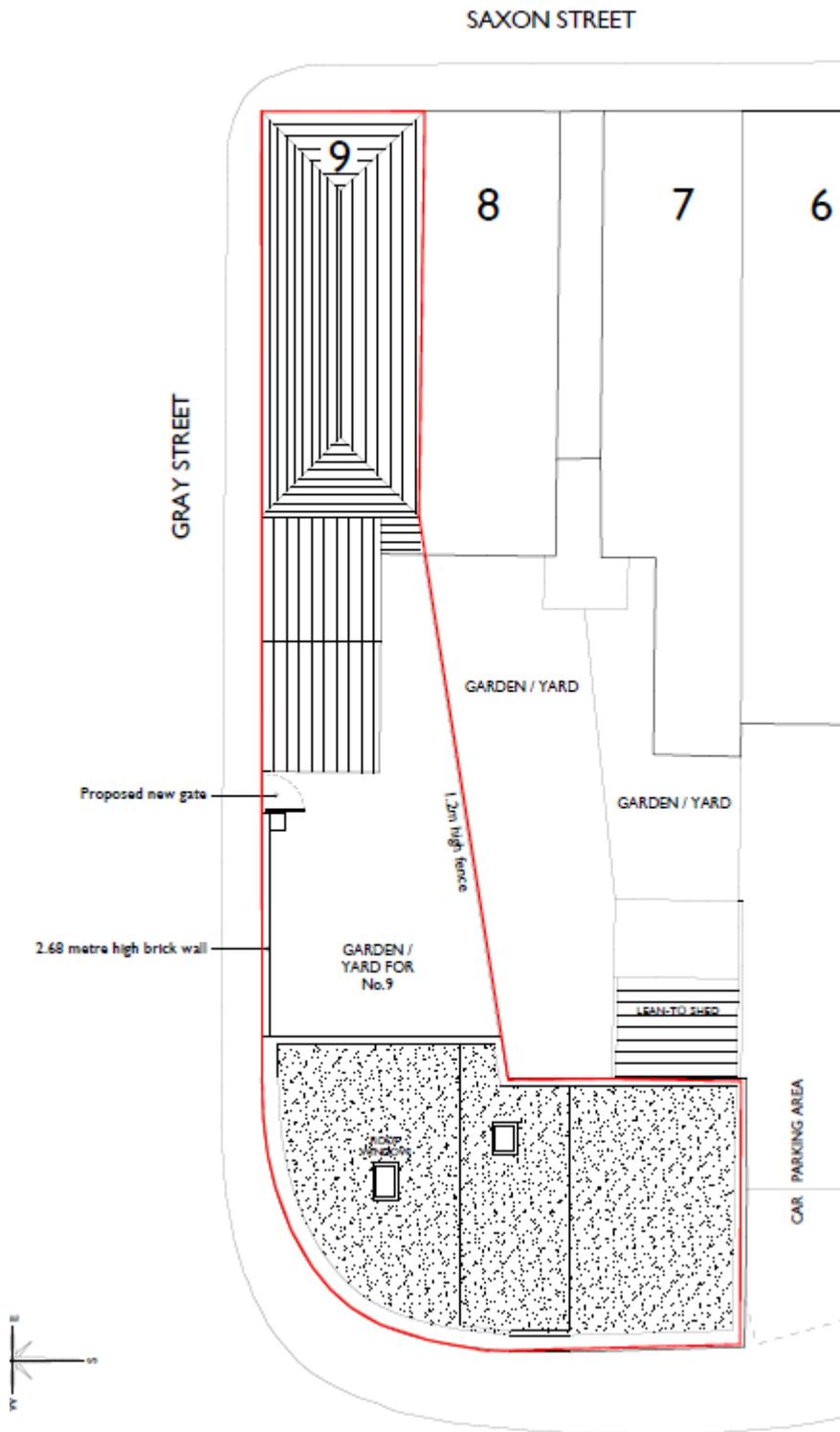
**2018/1404/FUL – Land to the rear of 9 Saxon Street Lincoln**



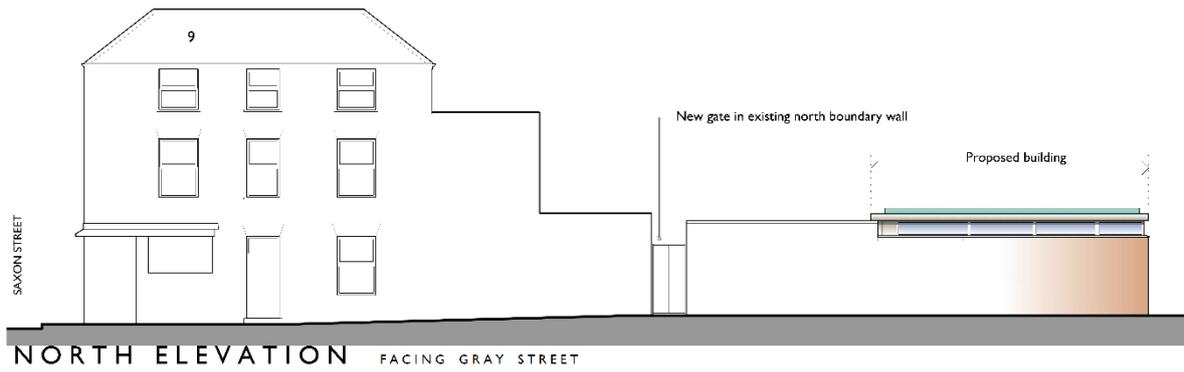
SAXON STREET



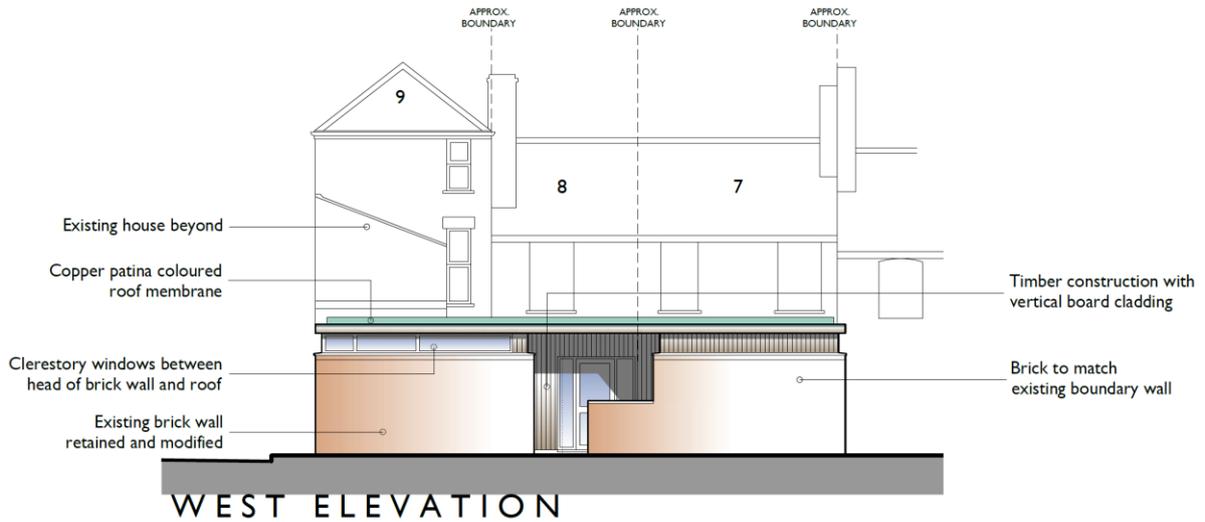
EXISTING



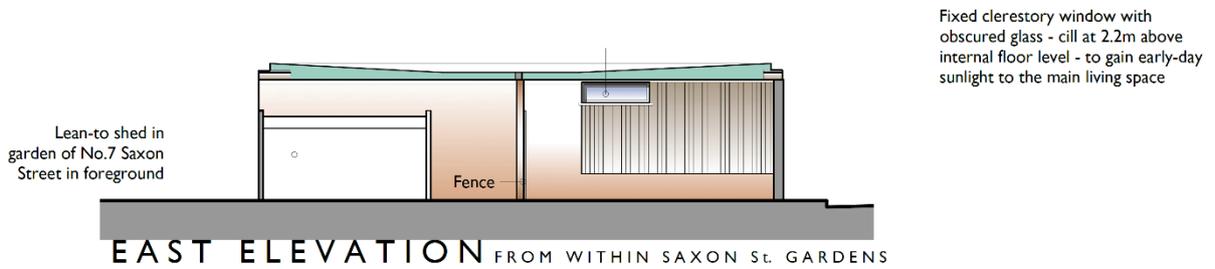
Proposed Block Plan



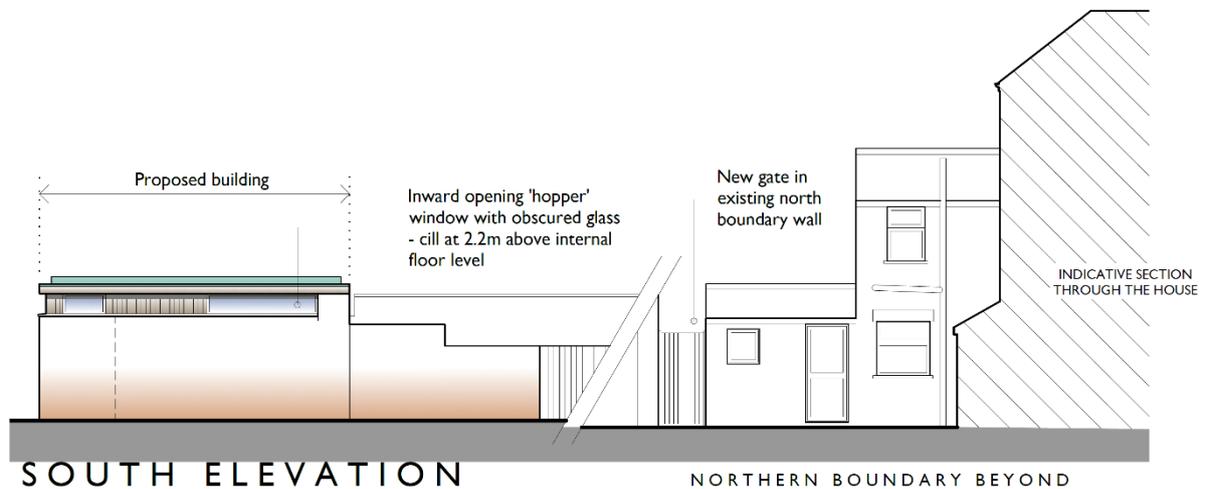
**NORTH ELEVATION** FACING GRAY STREET



**WEST ELEVATION**



**EAST ELEVATION** FROM WITHIN SAXON ST. GARDENS



**SOUTH ELEVATION**

NORTHERN BOUNDARY BEYOND



Photograph from within the site

**Photographs of the site**







## **Consultation Responses**

I live on Gray Street which is directly opposite the rear of 9 Saxon street.

This property no 9 already appears to be a house of multiple occupancy and I cannot appreciate just where a single storey dwelling house would be erected. The parking on Gray street is already a problem especially when local vans, trucks and ambulances are trying to gain access to the rear of Saxon street, especially the block of flats.

Since living on Gray street I am frequently asked by tradesmen or emergency staff knocking on my door, if I know who's the vehicles are stopping their access around the corner. On a Thursday it's also a nightmare for the refuse vehicles to gain access.

On a number of occasions recently emergency ambulances have been abandoned opposite my house with their blue lights flashing (it's like being at a disco) blocking the road as they rush to offer aid to an chronically ill person in the flats. This must be so frustrating to the emergency staff who are just trying to do their job.

The thought of a building in such a limited space including additional vehicles whilst building is undertaken, then when people move in to live in the property causes me significant concern.

Having this evening walked around the area I cannot see how an additional dwelling house can be fitted into the space available. I had felt that houses of multiple occupancy were discouraged by the council by the issuing of relevant orders.

Regards  
G Earl

Mrs Lorna Purcell  
84 Gray Street, Lincoln, Lincolnshire, LN1 3HL

The proposed development would put pressure on the local area particularly in regards to parking. To remove a parking space from an area where parking is already difficult would be a mistake and I think it is either naive or disingenuous for the applicant to suggest that the future resident/s will not wish to have a car or possibly two. It is already difficult and sometimes impossible for the emergency services to access Gray street especially for ambulances which frequently attend the block of flats opposite the proposed development. This development has the potential to exacerbate this issue potentially endangering the health of vulnerable residents.

The disruption caused by the building work will be detrimental to local residents many of whom are retired and will be subjected to noise all day. Deliveries of building materials will be difficult due to double parking in the narrow street and this has led to the street being blocked by vans and flatbed trucks in the past when residents have been undertaking small renovations. The impact of delivering enough materials to build an entire house would be much greater and restrict access for residents entering

and exiting Gray street. The noise and disturbance would impact greatly on residents ability to enjoy their own homes.

For the above reasons I object to the proposed development.

Miss Lisa Wright

88 Gray Street, Lincoln, Lincolnshire, LN1 3HL

It is difficult to see where such a development would fit in. This is directly opposite my house where parking is already an issue. This proves particularly difficult for delivery vehicles and ambulances who cannot get around the corner where the access to this new dwelling has been proposed. Any larger vehicles that do make it around the bend often get stuck and end up knocking on doors asking people who the cars belong to as they need moving to enable the vehicle to get out.

It is a none through road adding to this difficulty. Therefore I am extremely concerned about the delivery of materials and workmen during its construction and following this additional cars on the very small street.

There would also be a reduction in light in my lounge due to the dwelling being taller than the current wall.

I do not feel that further dwellings are necessary in an already built up area where many of the houses are multiple occupancy.

**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: 2018/1404/FUL

With reference to this application dated 19 December 2018 relating to the following proposed development:

Address or location

**Land To Rear Of 9, Saxon Street, Lincoln, Lincolnshire, LN1 3HQ**

Date application referred by the LPA  
4 January 2019

Type of application: Outline/Full/RM/  
FUL

Description of development

Erection of single-storey dwelling house

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

**Requests that the Local Planning Authority refuses the application for the reasons set out below.**

**REASONS FOR REFUSAL**

HREF00

There is insufficient provision made within the application site to accommodate the parking of vehicular traffic likely to be generated by the proposed development, alongside the removal of existing off-street parking provision within the proposed development's curtilage. This deficiency is likely to result in the indiscriminate parking of vehicles along access roads in the surrounding area. Such parking of vehicles is likely to lead to unsafe conditions in terms of pedestrian and vehicle movement in and around the site including access for emergency and service vehicles. Furthermore, the inadequacy of the parking provision is likely to be regarded as setting a precedent for other developments both within the site and elsewhere.

Case Officer:

*Becky Melhuish*  
for Warren Peppard  
Flood Risk & Development Manager

Date: 26 January 2019

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<b>Application Number:</b>	2018/1311/HOU
<b>Site Address:</b>	117 Boutham Park Road, Lincoln, Lincolnshire
<b>Target Date:</b>	8th January 2019
<b>Agent Name:</b>	Concept Extension Designs
<b>Applicant Name:</b>	Mr Greateorex
<b>Proposal:</b>	Erection of two single storey outbuildings. (Revised Proposal)

### **Background - Site Location and Description**

The application site is the garden of a recently constructed two storey detached dwelling at 117 Boutham Park Road. The application seeks permission for the erection of two detached outbuildings to the rear gardens.

The application has been submitted following a complaint surrounding the installation of a concrete base and start of the erection of an outbuilding. Works have since stopped and an application submitted for consideration.

The proposals have been subject to significant amendments following officer and neighbour concerns on the overall size and positioning of the original proposal.

### **Site History**

2017/0763/FUL - Demolition of existing bungalow and erection of a two storey dwelling.

### **Case Officer Site Visit**

Undertaken on 28<sup>th</sup> December 2018

### **Policies Referred to**

- Central Lincolnshire Local Plan Policy LP26 - Design and Amenity
- National Planning Policy Framework

### **Issues**

To assess the proposal with regard to:

1. Accordance with National and Local Planning Policy
2. Principle of the Development
3. Impact on residential amenity
4. Impact on visual amenity
5. Highway safety, access, parking & surface water drainage

### **Consultations**

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

## **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	No Objections Received

## **Public Consultation Responses**

Name	Address
Mrs Pauline Turner	8 Earls Drive Lincoln Lincolnshire LN6 7TY
Mrs Dianne Emery	10 Earls Drive Lincoln Lincolnshire LN6 7TY
Mrs Lesley Mawson	119 Boultham Park Road Lincoln Lincolnshire LN6 7SE
Mr Barry Holland	12 Earls Drive Lincoln Lincolnshire LN6 7TY

## **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 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.

Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The application is for the extension to a residential dwelling and therefore Policy LP26 - Design and Amenity of the Central Lincolnshire Local Plan is entirely relevant.

The following design principles within Policy LP26 would be pertinent with the development.

- a. Make effective and efficient use of land;
- b. 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;
- c. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- d. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- e. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- f. Protect any important local views into, out of or through the site;
- g. 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;
- h. 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:

- i. Compatibility with neighbouring land uses;
- j. Overlooking;
- k. Overshadowing;
- l. Loss of light;

## 2. Principle of the Development

The application submitted is for the erection of two detached outbuildings in association with the host residential property (Use Class C3). There is no objection in principle to the erection of outbuildings in a location such as this

The other issues considered pertinent to this application are discussed below:

## 3. Impact on Residential Amenity

The proposed outbuildings would be located to the rear of the gardens, positioned along the northeast and southern boundaries. The smaller of the units would measure 7m in length x 4m in width with a monopitched roof measuring 2.4m at the eaves, rising to 2.65m at the highest point. The larger of the two units would measure 11.5m in length x 4m in width with an identical roof height.

The proposals have been subject to significant alterations from the original proposal resulting in two separated units, both smaller in overall size and height. It is noted that the total height of the proposed outbuildings is only marginally higher than what would normally be permitted without the need for planning permission and equally it is only this slightly additional height that generates the need for planning permission.

The smaller outbuilding would bound no's 8 and 10 Earls Drive, positioned approximately 250-300mm from the boundary line. Objection letters have been received from the occupants of both properties highlighting concerns on the overall size and height of the outbuildings and the subsequent impact on light to the rear gardens. Other concern has also been raised on the impact on surface water drainage, which will be discussed later on in the report.

The impact on 8 Earls Drive is limited to a 3m projection along the rear boundary with approximately 5m remaining along the open boundary with no. 115 Boutham Park Road. The owners' existing pitched roof garage is positioned within an element of this open boundary to the north of the garden.

When considering the combination of these elements it is not considered that overall height of the outbuilding would have an unduly overbearing impact on the gardens of No. 8. Furthermore, the positioning of the garage to the west of the gardens would only result in a negligible loss of sunlight towards the later afternoon as the sun tracks across the south. It is not therefore considered that potential loss of light would result in a significantly harmful impact.

With a similar relationship with no. 10 Earls Drive, the majority of the impact of the proposed outbuilding would be mitigated by that property's existing pitched roof garage. With a further separation of approximately 5m to the larger outbuilding it would not be considered to have any unduly harmful impact on the occupants of no. 10.

A further objection has also been received from the owner/occupier of no. 12 Earls Drive on the basis of potential overlooking, overshadowing and noise and disturbance. With only a small element of connected boundary and given the approximately 4-5m separation distance to the proposed outbuildings it is considered that the proposals would appear neither overbearing or overshadow. Moreover, as they would be single storey in height there would be no opportunity to overlook.

It is therefore considered that the impact of the outbuildings on the gardens of properties to the rear boundary would not be at a level that would cause any significant harm to the amenities of the neighbours.

The final objection to consider is that of the occupants of the neighbouring bungalow at 119 Boultham Park Road. The owner/occupier has raised concerns about the size and location of the outbuildings, impact on drainage and its use.

The larger outbuilding is to be positioned adjacent to the southern boundary with no. 119 Boultham Park Road with 11.5m of the approximately 27m garden being adjoined by the outbuilding. Whilst the length of the outbuilding is substantial, when measured against the overall size and length of the garden it would not be considered to be unduly overbearing on the neighbouring gardens. Furthermore, as the outbuilding is positioned to the north of the property it would not have any impact on sunlight to the garden.

In conclusion it is not considered that the outbuildings would have an unduly harmful impact on the residential amenity of the neighbouring properties.

#### 4. Impact on Visual Amenity

The outbuildings are proposed to be constructed from blockwork with a combination of a white rendered finish and cedar cladding to the facing elevations to the neighbouring properties towards Earls Drive and 119 Boultham Park Road. All windows and doors would be white upvc. Whilst concerns have been raised on the finished appearance it is not considered that the materials would create any undue harm to visual amenity and would look out of place for such an outbuilding to the rear gardens of a residential property.

#### 5. Highway Safety, Access, Parking & Surface Water Drainage

As the proposals would be positioned within the rear gardens the outbuildings would not impact the existing parking or access arrangements to the property. Furthermore, as the lead Local Flood Authority there have been no objections from Highways & Planning in terms of impact on the Flood Zone or surface water drainage.

The application confirms that any surface water shall drain to soakaways within the garden which would be the subject of control under the Building regulations.

### **Conclusion**

The outbuildings would not have a detrimental impact on the residential and visual amenity of neighbouring properties in accordance with policy LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

## **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.

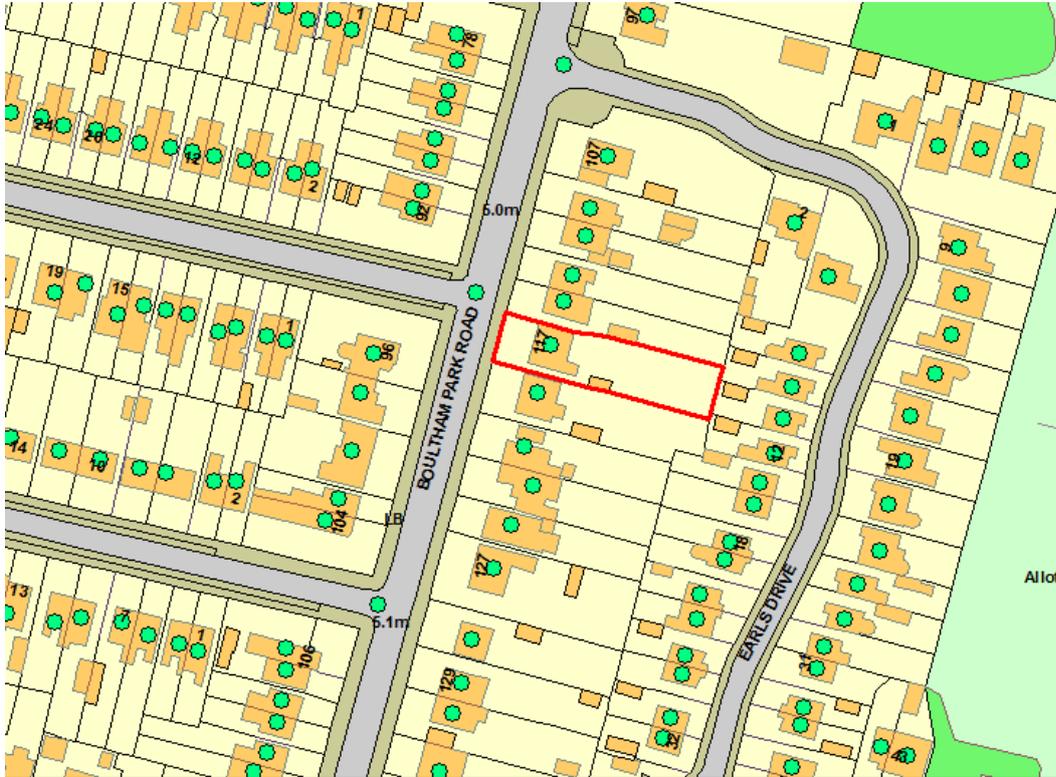
### **Table A**

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

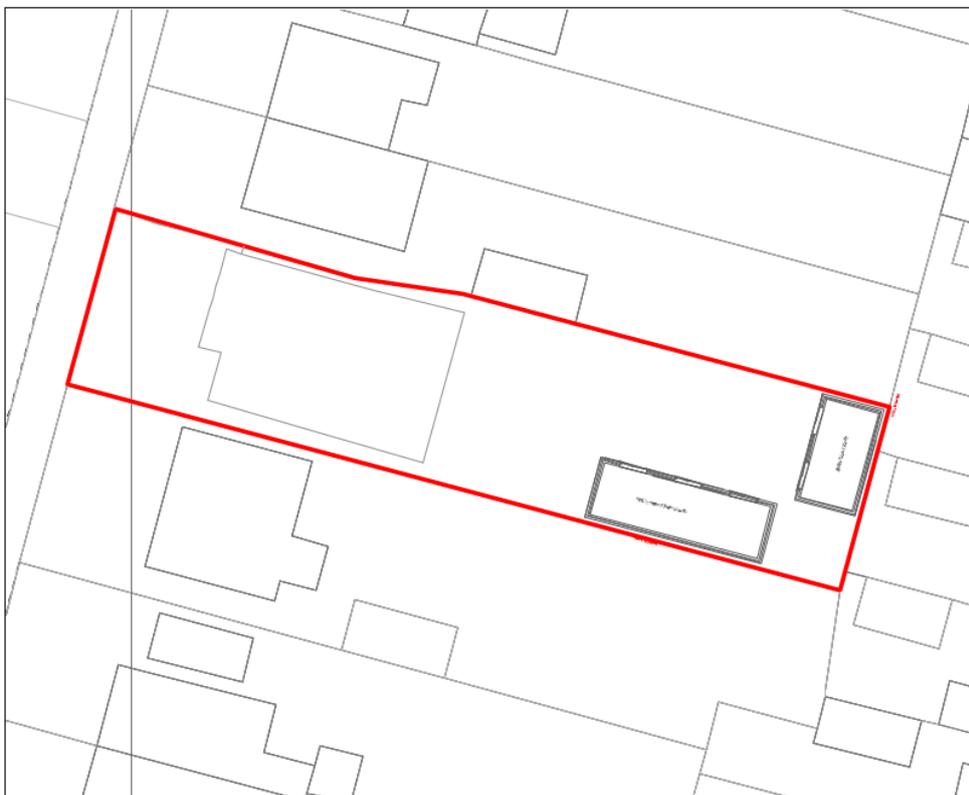
Drawing No.	Version	Drawing Type	Date Received
117 BPark Road	Rev D	Plans - Proposed	11 <sup>th</sup> January 2019

Plans

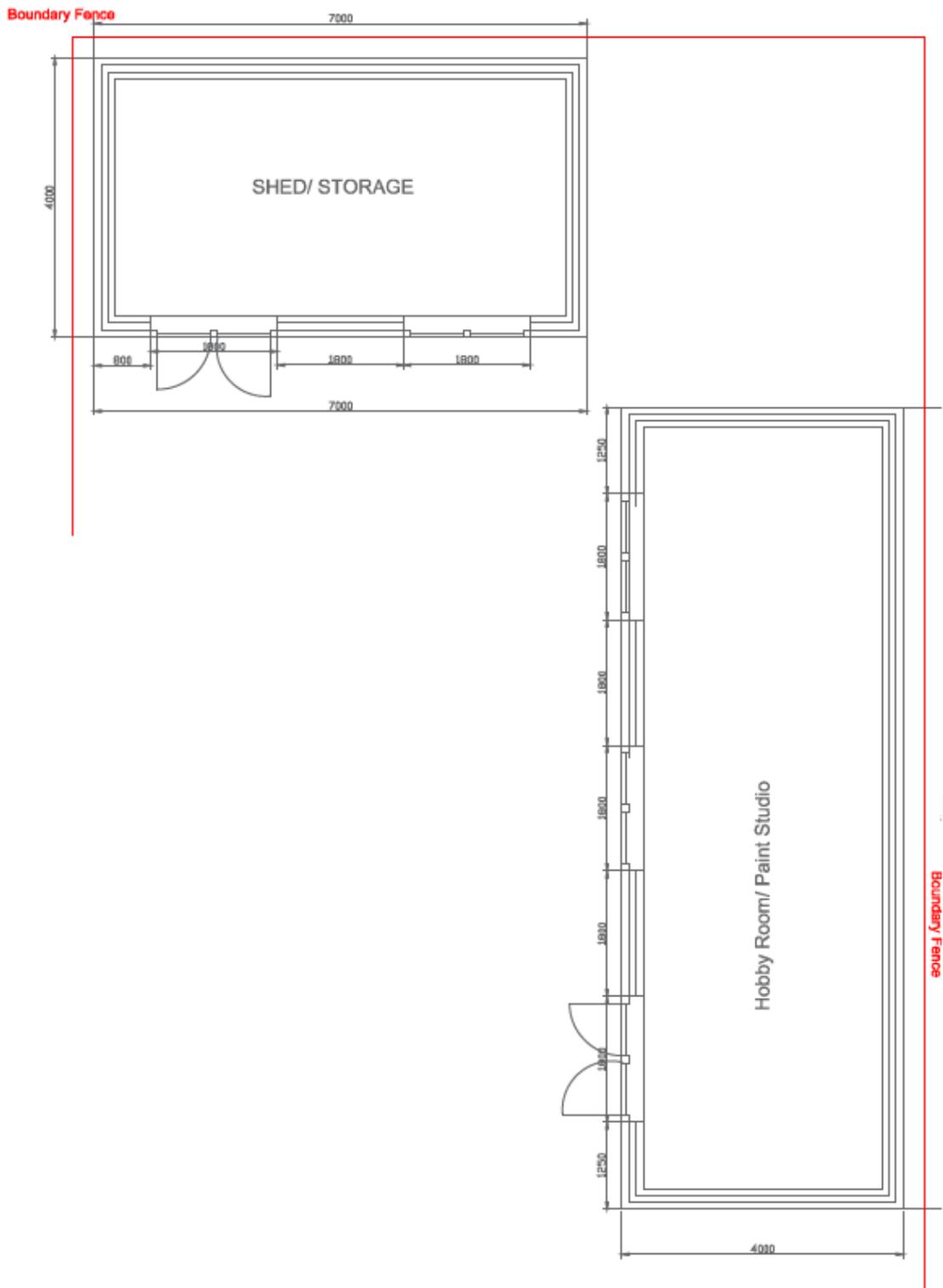
Site Location Plan



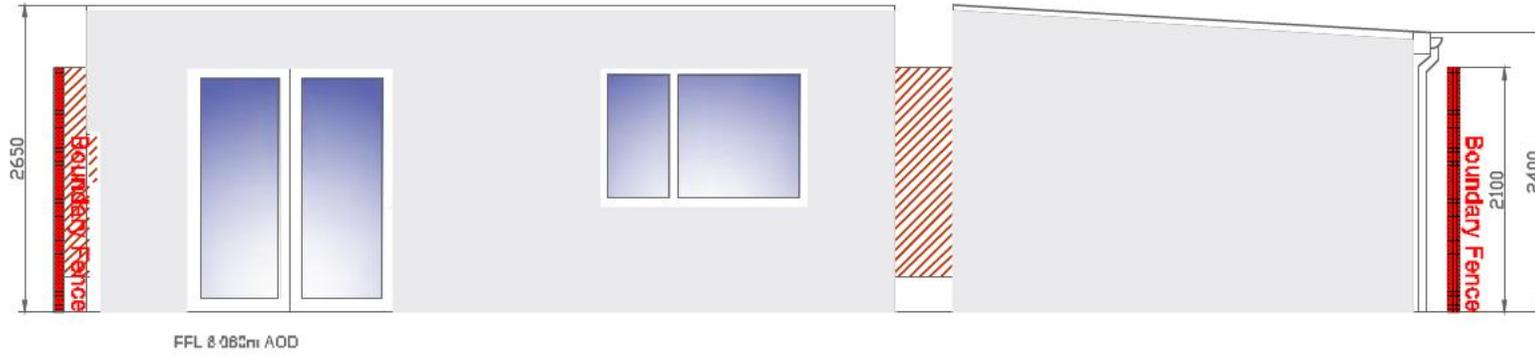
Proposed site plan



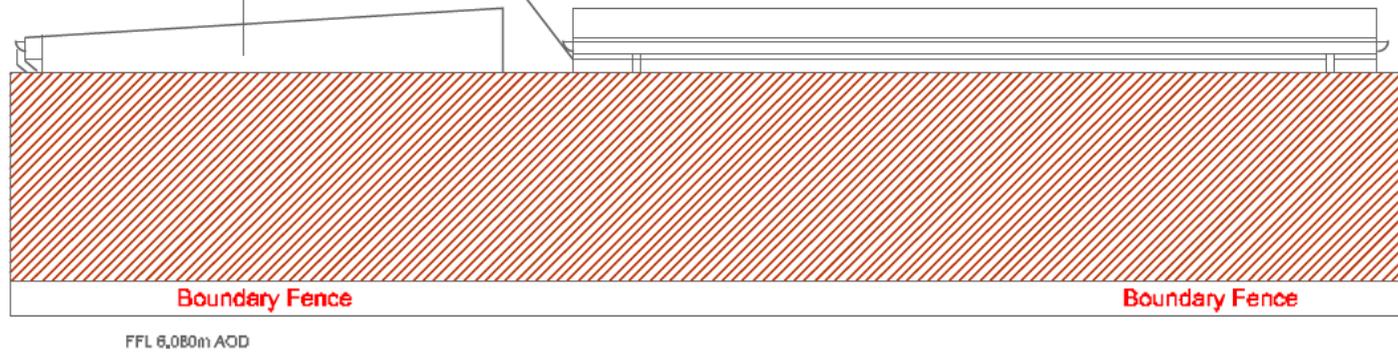
# Proposed Floor Plan

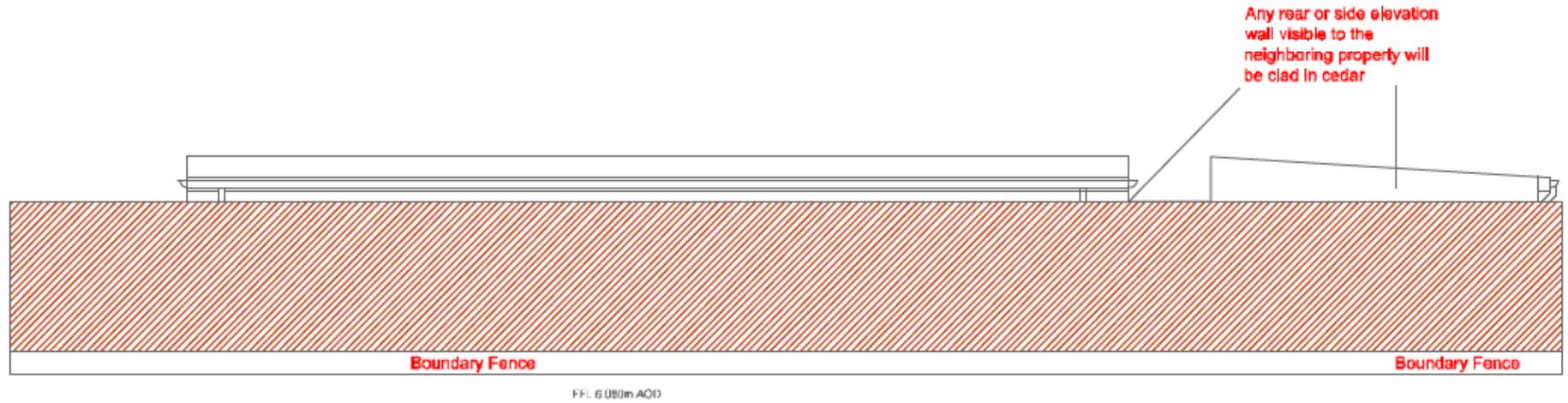
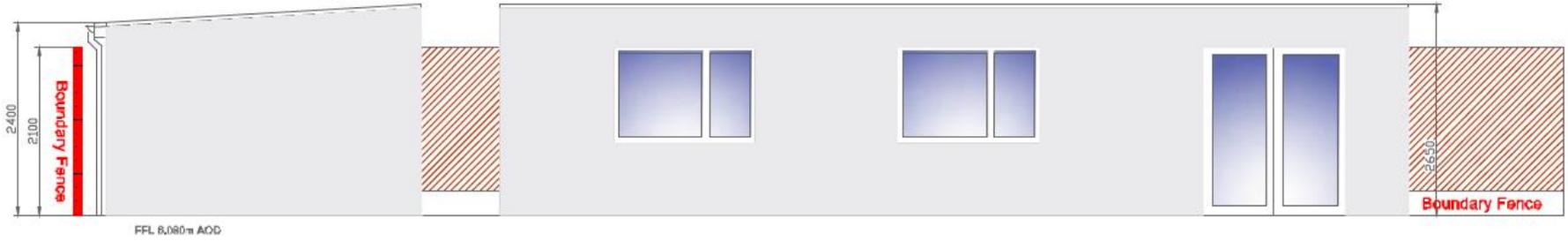


Proposed Elevations



Any rear or side elevation wall visible to the neighboring property will be clad in cedar





Site Photos









Written Representations – 117 Boultham Park Road

**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: 2018/1311/HOU

With reference to this application dated 12 November 2018 relating to the following proposed development:

Address or location

**117 Boultham Park Road, Lincoln, Lincolnshire, LN6 7SE**

Date application referred by the LPA  
15 November 2018

Type of application: Outline/Full/RM/  
FUL

Description of development

Erection of a single storey outbuilding

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.**

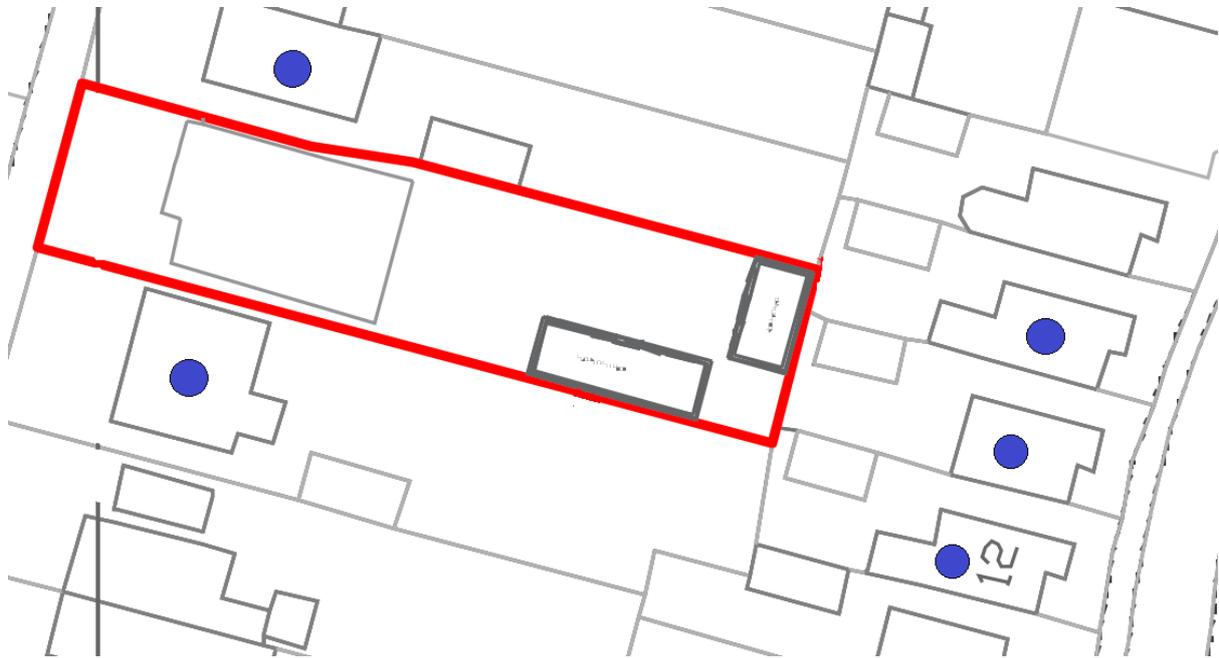
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:  
*Lisa Gilbert*  
for Warren Peppard  
Flood Risk & Development Manager

Date: 1 January 1900

Neighbour Representations

Objector Location Plan



## Comments for Planning Application 2018/1311/HOU

### Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boutham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of a single storey outbuilding.

Case Officer: null

### Customer Details

Name: Mrs Pauline Turner

Address: 8 Earls drive lincoln Lincoln

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The issues I have is scale and height, overlooking, design, appearance, loss of light, layout.

I strongly object to this building backing on to my boundary, it's bad enough having to look at the size of the build which has just been erected after having a bungalow there. when we bought our house it was lovely with lots of greenery which has now gone. it's a concrete jungle which is terrible for the wildlife and environment and no other properties have built on the lovely gardens. so I very strongly object to the p,an of a single story building at 117 boutham park road lincoln Ln6 7se.

## Comments for Planning Application 2018/1311/HOU

### Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boutham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of a single storey outbuilding.

Case Officer: null

### Customer Details

Name: Mrs Lesley Mawson

Address: 119 Boutham Park Road Lincoln

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new house development has overshadow the neighbouring house/bungalow being built extremely close to their respective properties on either side.

This single storey development causes concerned that once consent is given that there will be a change of use to living accommodation. I would like a guarantee that will not happen in the future and be written into the deeds of property to prevent this happening in the future.

In light of the excessive size of the construction and materials being used Thermal block it not would not take much for change of use to living accommodation in the future.

Concerns about the height of the proposed building due to be being built on a flood plain floor to door threshold height causing the external wall being built excessively high.

Access limited - a small foot path at the side so querying the term of "garage"- there is no vehicle access. Access limited to the rear of the garden. No drive way.

The application states they have not started this development but this is incorrect - foundations have been already laid and blocks are standing ready to be erected.

State no trees next to proposed building there are in fact a number of trees next to the proposed development.

Concerns the building will affect drainage due to the extensive size reducing the area for water run off/absorption as the proposed garden area is going to be block paved.

## Comments for Planning Application 2018/1311/HOU

### Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boultham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of a single storey outbuilding.

Case Officer: null

### Customer Details

Name: Mr barry holland

Address: 12 earls drive lincoln

### Comment Details

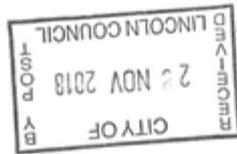
Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:scale and height.overlooking.noise and disturbance.appearance.loss of light.

City of Lincoln Council  
Planning Dept.  
City Hall  
Beaumont Fee  
Lincoln LN1 1DF



10 EARLS DRIVE  
LINCOLN  
LN6 7TY

phone:  
Email:

25<sup>th</sup> November 2018.

Dear Sirs,

Re: 2018/1311/HOU - Erection of a single story  
outbuilding at 117 Boultham Park Road, LN6 7SE

I have received notice of the above application and wish to object in the strongest possible terms. My property is immediately behind the proposed structure and the amenity and enjoyment of my garden will be greatly affected by the building.

My personal objections can be summarised as follows:-

- ① The scale and height of the proposed construction is far too large and high for a back garden. The height of the building at nearly 10 feet tall will overtop the entirety of my rear boundary by four feet. The footprint of the building shows that it is a very large construction totally inappropriate for a back garden.
- ② My small back garden will be overshadowed by the building. It will stop all the light coming into my garden and kill my plants. My small outside space will be in permanent shade.
- ③ I will be forever looking at a grey breezeblock wall four feet above my 6 foot garden fence running the entire length of my boundary.

There are wider concerns, not least because there are a number of inaccuracies in the planning application.

- ① The plans state part of the construction is to be used for a garage. This cannot be right as there is no room for a car to get past the new house.

P10

- ② The application states there are no trees within falling distance of the development. In fact there is a line of trees and hedges on the adjacent property 119 Boutham Park Road which will be affected.
- ③ The application states development has not started. In fact substantial foundations are already laid, much deeper than would be needed if this construction was only for shed storage as stated on the plan. I am very concerned as to what this building will actually be used for. I feel I will suffer noise and disturbance from an inappropriate use of what should just be a back garden as it has been since I moved here nearly 20 years ago.

I am also concerned that such a massive additional structure will block discharge and drainage of any surface or flood water which would previously have soaked away into garden land.

In summary I object to this inappropriate construction which will greatly affect my property due to the scale, height and appearance of the proposed building which will overlook my garden, resulting in a massive loss of light and fear of noise and disturbance to me.

Yours faithfully

D. Emery.

Dianne Emery (Mrs)

## Comments for Planning Application 2018/1311/HOU

### Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boultham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of two single storey outbuildings. (Revised Proposal)

Case Officer: Tom Hobson

### Customer Details

Name: Mr barry holland

Address: 12 earls drive lincoln

### Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:scale and height .overlooking.appearance.loss of light.

## Comments for Planning Application 2018/1311/HOU

### Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boultham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of two single storey outbuildings. (Revised Proposal)

Case Officer: Tom Hobson

### Customer Details

Name: Mrs Pauline Turner

Address: 8 EARLS DRIVE Lincoln

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

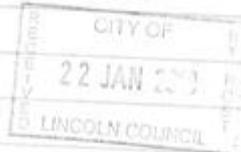
Comment: I strongly object to this building backing on to my boundary as stated in the previous plans.

CITY OF LINCOLN COUNCIL  
PLANNING DEPT.  
CITY HALL  
BEAUMONT FEE  
LINCOLN LNI 1DF  
attn: Tom Hobson.

EMAIL:

10 EARLS DRIVE  
LINCOLN  
LN6 7TY

21st January 2019.



Dear Sirs,

Re: 117 Boultham Park Road (Revised Proposal)

REF: 2018/1311/HOU

Having received the above application I wish to object in the strongest possible terms. My property is directly behind the proposed outbuilding and I will be greatly affected by the proposed structure.

This is still a solid wall going a substantial way along my boundary, overtopping my 6ft fence by several feet and will overshadow my small garden, blocking the light and creating a shady and damp garden. This will spoil any enjoyment of my out side space. The permanent view from my house and garden will consist of a high solid wall which is totally unacceptable. Although the storage shed no longer runs the full length of my rear boundary my light and view will still be blocked by the side (west) elevation of the hobby room/paint studio.

The large concrete base which was laid in May 2018 to accommodate the original plan still remains, raising concerns regarding drainage of rainwater and run off from two additional buildings.

The boundary with 119 Boultham Park Road has mature shrubs and trees which could be damaged or destroyed by the new structure.

This proposed development is inappropriate for an

ordinary back garden. It will result in a massive loss of amenity to me and the ongoing fear of noise and disturbance.

Yours faithfully,

D. Emery.

MRS. DIANNE EMERY

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<b>Application Number:</b>	2018/1369/LBC
<b>Site Address:</b>	The Harlequin, 20-22 Steep Hill, Lincoln
<b>Target Date:</b>	26th January 2019
<b>Agent Name:</b>	City Of Lincoln Council
<b>Applicant Name:</b>	Mrs Angela Andrews
<b>Proposal:</b>	Installation of additional temporary guttering to relieve existing surface water drainage (Listed Building Consent)

### **Background - Site Location and Description**

The application premises is the Grade II Listed Harlequin, a half-timbered late medieval house with a remarkable amount of original fabric extant. Unfortunately the property has recently been diagnosed with both insect and fungal infestation which is largely due to the failure of the guttering system and subsequent water ingress.

This application seeks to temporarily install additional guttering to relieve the existing drainage issue. The additional guttering is located to the first floor of the west elevation of the building between a corridor window and a stairwell.

The property is located within Conservation Area No.1 - Cathedral and City Centre.

This application is brought before Planning Committee because the City Council are the applicant.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on various dates.

### **Policies Referred to**

- National Planning Policy Framework
- Policy LP25 - The Historic Environment

### **Issues**

- National and Local Planning Policy
- Visual Amenity and the effect on the Listed Building

### **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
Lincoln Civic Trust	Comments Received

## **Public Consultation Responses**

No responses received.

## **Consideration**

### **National and Local Planning Policy**

Chapter 16, Para.189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Policy LP25 of the Central Lincolnshire Local Plan states that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

### ***Listed Buildings***

Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Permission that results in substantial harm to or loss of a Listed Building will only be granted in exceptional or, for grade I and II\* Listed Buildings, wholly exceptional circumstances.

Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

### **The Impact on the Significance and Setting of the Listed Building**

The professional advice of the City's Principal Conservation Officer has been sought. The following comments have been provided "This proposal would remedy much of the issue in the immediate term, allowing the building to dry out which is a well-established remedy for

infestation. After this has been achieved, the guttering can be removed and a more permanent system considered following further investigations. Therefore, the short term use of a plastic rainwater system in the locations proposed is acceptable to achieve these long term aims."

It is considered that the proposed works are in the interests of the buildings preservation in accordance with Local Plan Policy LP25. The temporary nature of the works also means that there would be no long term harm to the listed building and allows sufficient time for a more permanent solution to be found. The time frame for the temporary installation of the guttering could be secured by condition.

### Highways

The Highways Authority has raised no objections to the proposed scheme.

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

Pre application discussion have taken place with the City's Conservation Officer

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

It is considered that the proposed works would be in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' and guidance contained within National Planning Policy Framework. In particular paragraph 132 which requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and that significance can be harmed or lost through alteration or destruction or by development in it setting.

### **Application Determined within Target Date**

Yes.

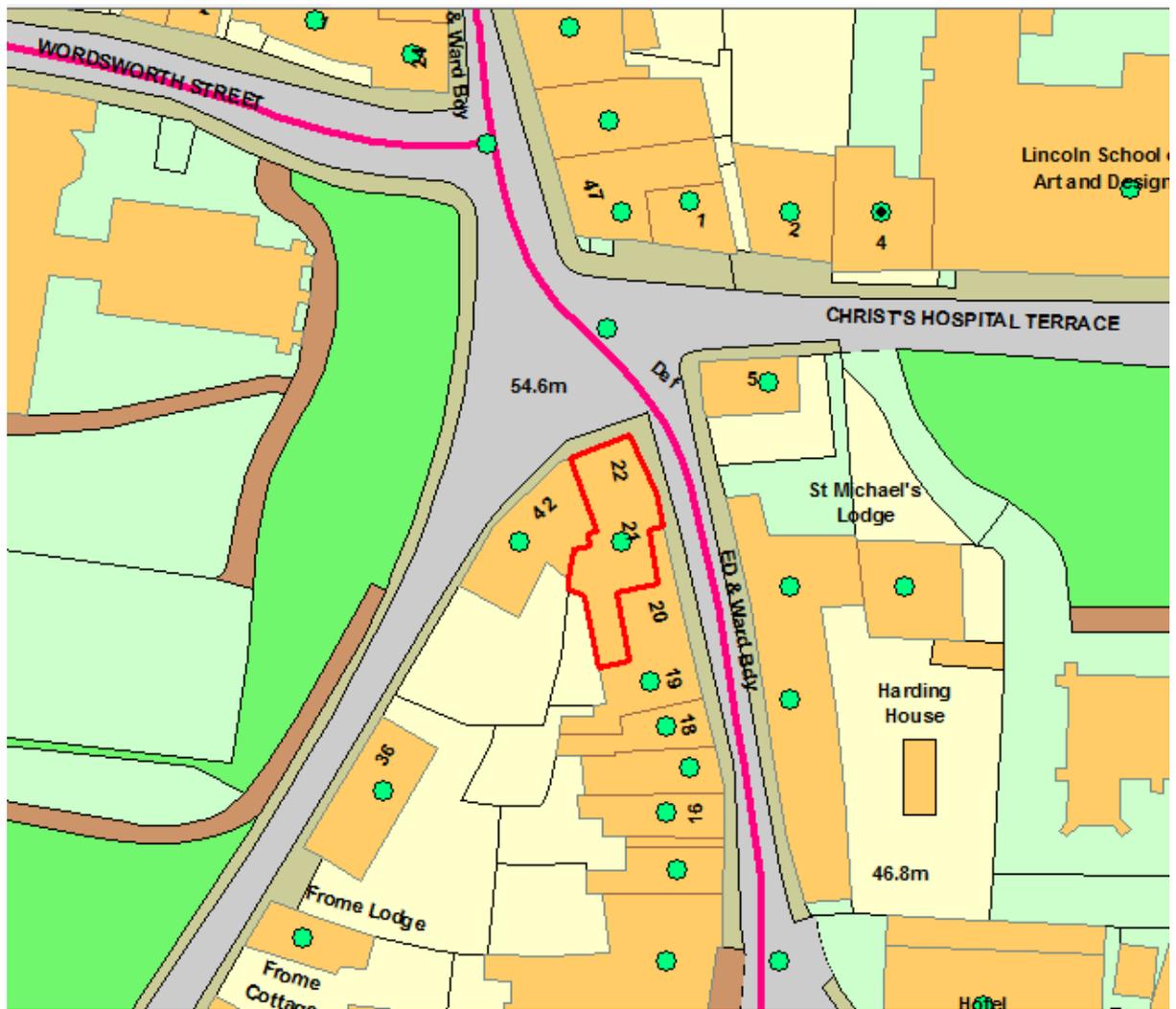
### **Recommendation**

That the application is Granted Conditionally.

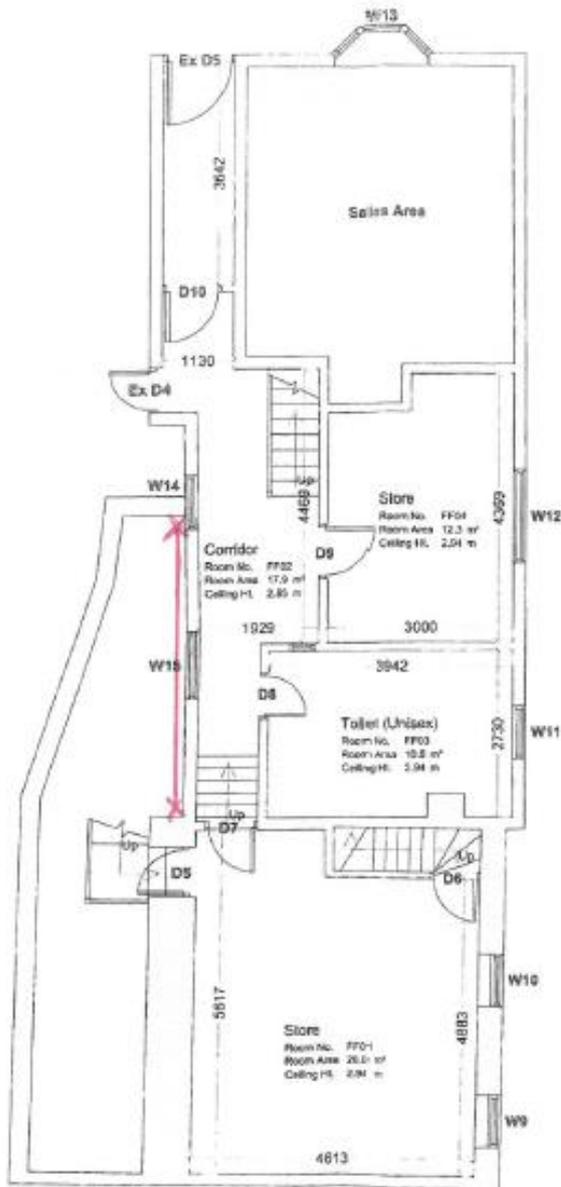
## **Conditions**

- 01) The Works must be begun not later than the expiration of three years.
- 02) The development hereby approved shall be carried out in accordance with the submitted drawings
- 03) The use hereby permitted shall be removed within 3 years of installation
- 04) The proposed new fixings shall only be accommodated within the mortar joints

Site Location Plan



# Floor Plan



First Floor

Site Photos





## Consultee Comments

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



To: Lincoln City Council

Application Ref: 2018/1369/LBC

With reference to this application dated 30 November 2018 relating to the following proposed development:

Address or location

**The Harlequin, 20-22 Steep Hill, Lincoln, Lincolnshire, LN2 1LT**

Date application referred by the LPA  
11 December 2018

Type of application: Outline/Full/RM/  
LBC

Description of development

Installation of additional temporary guttering to relieve existing surface water drainage (Listed Building Consent)

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

## **Consultee Comments for Planning Application**

**2018/1369/LBC**

### **Application Summary**

Application Number: 2018/1369/LBC

Address: The Harlequin 20-22 Steep Hill Lincoln Lincolnshire LN2 1LT

Proposal: Installation of additional temporary guttering to relieve existing surface water drainage

(Listed Building Consent)

Case Officer: Lana Meddings

### **Consultee Details**

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

### **Comments**

No Objection

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<b>Application Number:</b>	2018/1382/FUL
<b>Site Address:</b>	30 Portland Street, Lincoln, Lincolnshire
<b>Target Date:</b>	1st February 2019
<b>Agent Name:</b>	Bettaserve Ltd
<b>Applicant Name:</b>	City Of Lincoln Council
<b>Proposal:</b>	Installation of new shopfront

### **Background - Site Location and Description**

The application proposes the installation of a new shop at 30 Portland Street.

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 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 own the property.

### **Site History**

Reference:	Description	Status	Decision Date:
2018/0810/RG3	Change of use from Retail (Class A1) to Community Hub space (Class D1)	Granted Conditionally	16th August 2018

### **Case Officer Site Visit**

Undertaken on 15th January 2019.

### **Policies Referred to**

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP27 Main Town Centre Uses - Frontages and Advertisements
- National Planning Policy Framework

### **Issues**

To assess the proposal with regard to:

- National and local planning policy
- Effect on visual amenity and the character and appearance of the conservation area
- Effect on local amenity
- Effect on Highway Safety

### **Consultations**

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

## **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	Comments Received

## **Public Consultation Responses**

No responses received.

## **Consideration**

### **Local and National Planning Policy**

The National Planning Policy Framework states that applicants should take the opportunities available for improving the character and quality of an area and the way it functions. Buildings and extensions should promote high levels of sustainability through good design and weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Central Lincolnshire Local Plan (CLLP) Policy LP27 advises that proposals for alterations to frontages will be permitted provided they area a high quality design and sympathetic in scale, proportion and appearance to the building and to the character of the surrounding street scene. The policy also requires that, in the case of conservation areas, the appearance of the building should be enhanced.

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) requires development within, affecting the setting of, or affecting views into or out of, a Conservation Area to preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

Policy LP26 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both construction and life of the development, 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.

### **Effect on Visual Amenity and the Character and Appearance of the Conservation Area**

The existing shopfront is in a poor state of repair. The application proposes the installation of a new entrance door and window in white powder coated aluminium, with a new fascia sign installed above. Two first floor windows at first floor are to be retained. It is considered that the new shopfront is an improvement on the current arrangement and will enhance the building and the conservation area, as required by Policies LP25 and LP27 of the Central Lincolnshire Local Plan.

### Local Amenity

Given the location of the site, it is considered that there would not be harm caused to the amenities of the occupiers of nearby residential properties by reason of smell, fumes, dust, grit or other pollution, or by reducing daylight or privacy. As such there would be compliance with Policy LP26 of the Central Lincolnshire Local Plan.

### Effect on Highway Safety

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.

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

Yes.

### **Legal Implications**

None.

### **Conclusion**

The proposed development is of an appropriate design that would not materially harm the character and appearance of the building or conservation area, in accordance with Policies LP25, LP26 and LP27 of the Central Lincolnshire Local Plan (2017) and guidance contained within the National Planning Policy Framework.

### **Application Determined within Target Date**

Yes.

### **Recommendation**

That the application is granted conditionally.

### **Conditions**

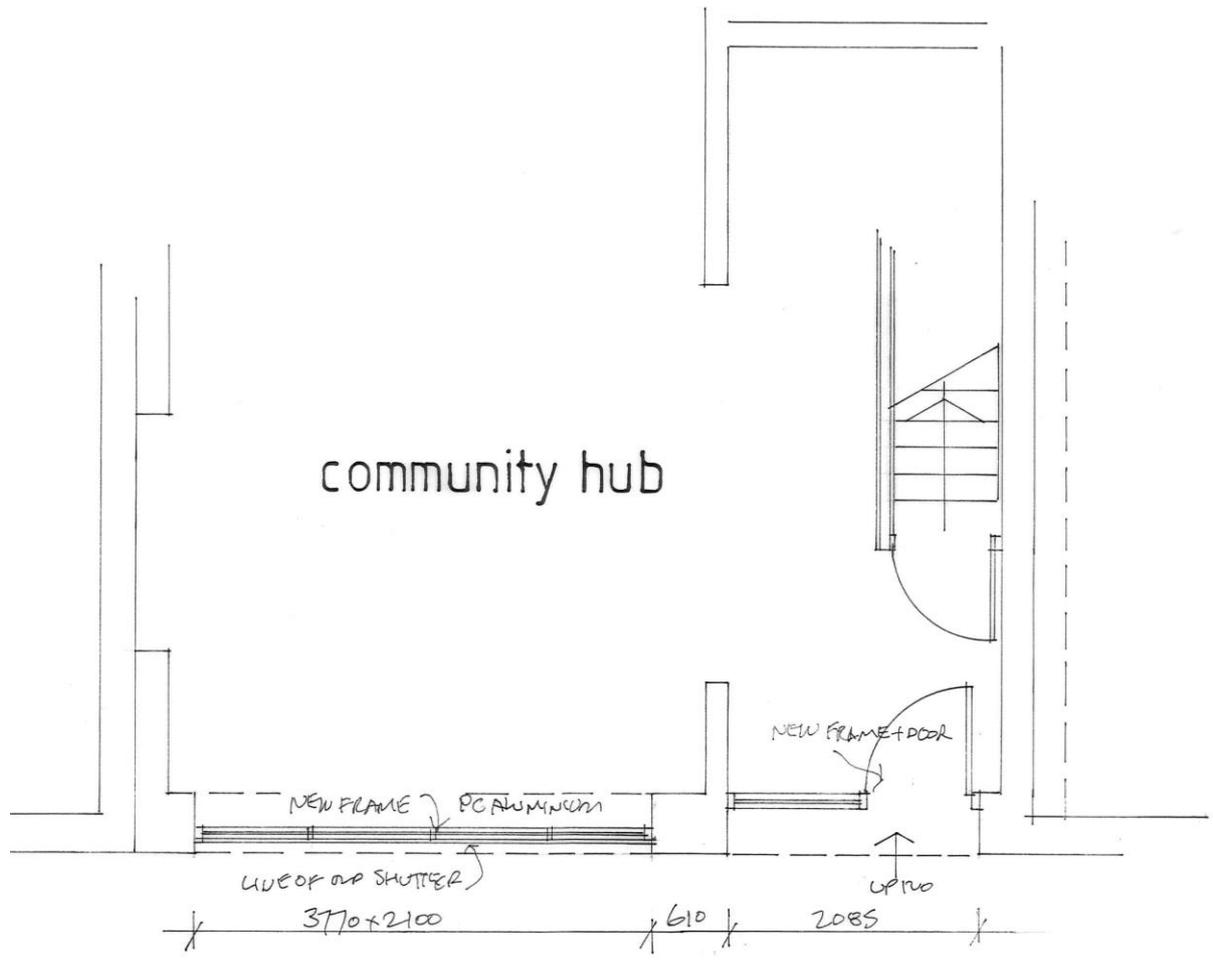
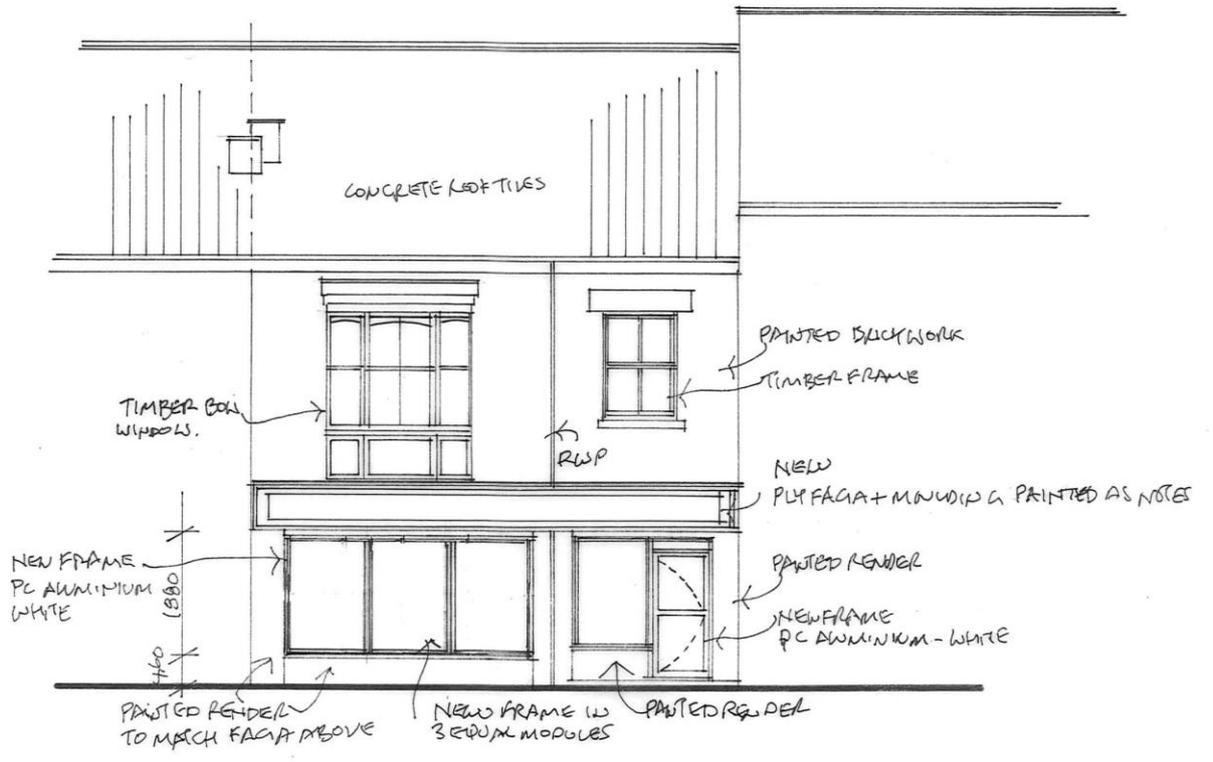
1. Development is carried out within 3 years
2. Development be carried out in accordance with the approved plans

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2018/01382/FUL:30 Portland Street

Plans, Photos and Consultation Responses







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



To: Lincoln City Council

Application Ref: 2018/1382/FUL

With reference to this application dated 6 December 2018 relating to the following proposed development:

Address or location

**30 Portland Street, Lincoln, Lincolnshire, LN5 7JX**

Date application referred by the LPA  
18 December 2018

Type of application: Outline/Full/RM/  
FUL

Description of development

Installation of new shopfront

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.**

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.

Case Officer:  
*Sarah Heslam*  
for Warren Peppard  
Flood Risk & Development Manager

Date: 28 December 2018