

PLANNING COMMITTEE

Wednesday, 14 August 2019

5.30 pm

Committee Rooms 1-2, City Hall

- Membership: Councillors Naomi Tweddle (Chair), Bob Bushell (Vice-Chair), Biff Bean, Bill Bilton, Alan Briggs, Kathleen Brothwell, Chris Burke, Gary Hewson, Ronald Hills, Rebecca Longbottom and Edmund Strengiel
- Substitute members: Councillors Jackie Kirk and Neil Murray
- Officers attending: Simon Cousins, John Cunliffe, Democratic Services, Kieron Manning and Dave Walker

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

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

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

A G E N D A

SECTION A

Page(s)

1. Confirmation of Minutes - 17 July 2019 **5 - 14**

2. Declarations of Interest

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

3. Work to Trees in City Council Ownership **15 - 22**

4. Applications for Development

(a) Site Of Former Windmill Pine, Beevor Street, Lincoln

23 - 66

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

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

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

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

The application files contain the following documents:

- a. the application forms;
 - b. plans of the proposed development;
 - c. site plans;
 - d. certificate relating to ownership of the site;
 - e. consultation letters and replies to and from statutory consultees and bodies;
 - f. letters and documents from interested parties;
 - g. memoranda of consultation and replies to and from Departments of the Council.
2. Any previous Planning Applications referred to in the Reports on the Agenda for the particular application or in the Planning Application specified above.
 3. Central Lincolnshire Local Plan – Adopted April 2017
 4. National Planning Policy Framework - March 2012
 5. Applications which have Background Papers additional to those specified in 1 to 5 above set out in the following table. These documents may be inspected at the Planning Reception, City Hall, Beaumont Fee, Lincoln.

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

CRITERIA FOR PLANNING COMMITTEE SITE VISITS (AGREED BY DC COMMITTEE ON 21 JUNE 2006 AND APPROVED BY FULL COUNCIL ON 15 AUGUST 2006)

Criteria:

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

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

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

Present: Councillor Naomi Twedde (*in the Chair*),
Councillor Bob Bushell, Councillor Biff Bean, Councillor
Alan Briggs, Councillor Kathleen Brothwell, Councillor
Chris Burke, Councillor Gary Hewson, Councillor
Rebecca Longbottom and Councillor Edmund Strengiel

Apologies for Absence: Councillor Bill Bilton and Councillor Ronald Hills

9. Confirmation of Minutes - 29 May 2019

RESOLVED that the minutes of the meeting held on 29 May 2019 be confirmed.

10. Declarations of Interest

Councillor Bob Bushell, for transparency, requested it be recorded in relation to minute numbers 12(a) and 12(b) that the Crematorium Service came under his responsibility from the perspective of his Portfolio as a member of the Council's Executive, although he had not been involved in discussions relating to this proposal.

Councillor Rebecca Longbottom, for transparency, requested it be recorded in relation to minute number 12(c) that she lived relatively close to the property to which the application related.

11. Work to Trees in City Council Ownership

The Arboricultural Officer:

- a. advised members of the reasons for proposed works to trees in the City Council's ownership and sought to consent to progress the works identified, as detailed in Appendix A of the report.
- b. Explained that Ward Councillors had been notified of the proposed works.

RESOLVED that the works set out in the schedules appended to the report be approved.

It was noted that this would be Mr Mick Albans' final meeting of the Planning Committee before his retirement as the Council's Arboricultural Officer. He was praised for being a true professional and excellent officer who would be missed, with the Committee wishing him well for the future.

12. Applications for Development

(a) Crematorium Building, City Crematorium, Washingborough Road, Lincoln

The Planning Team Leader:

- a. described the application property as Lincoln Crematorium, located on the south-east edge of the City of Lincoln, to the north side of Washingborough Road, outlining that the City Crematorium occupied an area of approximately 4.7 hectares.

- b. advised that the application was to be considered by the Planning Committee on the basis that the service was owned and run by the City of Lincoln Council.
- c. reported that planning permission was sought for a proposed renovation and extension of the existing chapel and book of remembrance building, including over cladding the existing building and replacement of existing windows and doors with associated additional 81 car parking and landscaping, as part of phase one.
- d. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework;
 - Policy LP1 – A Presumption in Favour of Sustainable Development;
 - Policy LP12 – Infrastructure to Support Growth;
 - Policy LP15 – Community Facilities;
 - Policy LP17 – Landscape, Townscape and Views;
 - Policy LP22 – Green Wedges;
 - Policy LP23 – Local Green Space and other Important Open Space;
 - Policy LP26 – Design and Amenity.
- e. outlined the responses made to the consultation exercise.
- f. referred to the update sheet, which provided updated consultee responses.
- g. advised members of the main issues to be considered as part of the application to assess the proposed with regard to:
 - accordance with National and Local Planning Policy;
 - impact on amenity of neighbouring uses;
 - impact on visual amenity;
 - highway safety, access, parking and surface water drainage;
 - impact on trees, landscaping and ecology.
- h. concluded that this was a good proposal that allowed for significant internal upgrading of the Crematorium and did so in a manner that also significantly improved the exterior of the building and the grounds, with there being no adverse effects.

Mr Andy McDowell addressed the Planning Committee in support of the application, covering the following main points:

- the primary focus of the design of the scheme was to reorganise spaces, aesthetics and landscape, enhancing the user experience;
- the design and proposed materials as part of the application sought to connect with the heritage of the city, taking into account common features of iconic buildings such as the Castle and Cathedral. Locally sourced Lincolnshire limestone was therefore proposed as a prominent feature as part of the design, with oak providing softer and warmer tones;
- the application included provision of a new cremator and updated staffing facilities, with the extension required by way of accommodating new equipment associated with this. The chimney would remain in the same

position on the existing building, but would be significantly reduced in height;

- the car park was currently not fit for purpose with the application seeking to address existing under provision of adequate car parking;
- existing trees would be retained as landscape features;
- the proposal included a system that was designed to make use of energy generated from cremators, harnessing the heat which could then be used to heat the rest of the site;
- the scheme had been designed as long-lasting and of high quality in acknowledgement of the City Crematorium as the premium offering in the county.

Mr McDowell described how the different elements of the proposal would work from the perspective of people using the facility, explaining how the various spaces would be used and how they complemented each other.

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

- improvements to car parking and the refurbishment of the site in general were welcomed. Consideration should be given, however, to the increased use of electric vehicles and the facilities such vehicles may require in the future;
- harnessing the heat generated from cremators was a very good use of the energy;
- the plans were good, particularly the consideration that had been given to use of the space before and after ceremonies occurred;
- the use of local materials was welcomed.

In response to the points raised by members, it was noted that electric vehicle charging points had been looked into as part of developing the application, however, the average length of stay on site for service users was approximately 40 minutes which, based on current technology, would not be a sufficient amount of time by way of charging electric vehicles. It was acknowledged, however, that technology was constantly improving but at this time officers did not consider it reasonable to insist on the inclusion of such provision as part of the application.

A question was raised as to when works would commence and how they would take place alongside the services of the Crematorium. It was noted that this was not something that could be taken into due consideration through the planning process.

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

- development to commence within three years;
- development in strict accordance with the approved drawings;
- new landscaping undertaken during next available planting season.

(b) Proposed Second Chapel: Crematorium Building, City Crematorium, Washingborough Road, Lincoln

The Planning Team Leader:

- a. described the application property as Lincoln Crematorium, located on the south-east edge of the City of Lincoln, to the north side of Washingborough Road, outlining that the City Crematorium occupied an area of approximately 4.7 hectares.
- b. advised that the application was to be considered by the Planning Committee on the basis that the service was owned and run by the City of Lincoln Council.
- c. reported that planning permission was sought for a proposed second, new, chapel, to the east side of the existing building with capacity for up to 50 people and with its own dedicated cremator, including associated infrastructure and landscaping (phase two).
- d. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework;
 - Policy LP1 – A Presumption in Favour of Sustainable Development;
 - Policy LP12 Infrastructure to Support Growth;
 - Policy LP15 – Community Facilities;
 - Policy LP17 – Landscape, Townscape and Views;
 - Policy LP22 – Green Wedges;
 - Policy LP23 – Local Green Space and other Important Open Space;
 - Policy LP26 – Design and Amenity.
- e. outlined the responses made to the consultation exercise.
- f. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - accordance with National and Local Planning Policy;
 - impact on amenity of neighbouring issues;
 - impact on visual amenity;
 - highway safety, access, parking and surface water drainage;
 - impact on trees, landscaping and ecology.
- g. concluded that the proposal was of the same high quality as the proposal for the refurbishment of the existing building and was capable of being undertaken without causing harm to amenity, neighbours or other material planning considerations.

Mr Andy McDowell addressed the Planning Committee in support of the application, covering the following main points:

- the proposal sought to offer smaller services to compliment the main chapel of the Crematorium and future-proof the facilities on-site;
- the design built on the approach of the phase one application and was harmonious in its composition using a common, locally sourced material pallet, but retaining its own identity;

- there were suitable transport links to the site, with a pedestrian footway connecting the site to the city;
- the proposal encompassed the same principle of energy regeneration from cremators as that of the phase one application;
- the transport statement associated with the application was in support of the proposal and confirmed it would have a minimal impact;
- the designs for the second chapel represented a high quality, sustainable development which complimented a service already offered in a peaceful landscape and was in keeping with the phase one application.

Mr McDowell described how the different elements of the proposal would work from the perspective of people using the facility, explaining how the various spaces would be used and how they complemented each other.

In discussing the content of the report in further detail a comment was made that the intimate setting of the second chapel, as per the application, was welcomed.

A question was raised as to why this second phase included a small second chapel rather than a larger facility, given anticipated increased use of the facility. It was noted that a smaller facility would be more intimate and the application recognised this and the fact that not all services consisted of a large number of mourners. The applicant had chosen the scale of the chapel and the recommendation contained within the report was based on the content of the application as submitted. It was noted that the small chapel would be able to cater for up to 50 mourners.

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

- development to commence within three years;
- development in strict accordance with the approved drawings;
- new landscaping undertaken during next available planting season.

(c) 16 St Martins Lane, Lincoln

The Planning Manager:

- a. described the application property, a two storey property located on the south side of St Martins Lane.
- b. reported that planning permission was sought for a change of use from Use Class C3 (Dwellinghouse) to a House in Multiple Occupation (Use Class C4) for up to six people, highlighting that the applicant had originally applied for a change of use from a C3 residential property to a House in Multiple Occupation and self-serviced accommodation for up to 14 occupants.
- c. reported that the applicant had defined 'self-serviced accommodation' as rooms which were rented out in a similar manner to a guest house although without a host living at the property. Occupants would have access to use communal facilities within the property during their stay and would be expected to stay from one day up to a few months. The Planning Authority considered this definition of self-serviced accommodation to fall within the same use class as a House in Multiple Occupation (C4) as it would be occupied in the same way, albeit guests may stay for shorter periods of time.

- d. explained that planning permission was required for the proposed development because of a city-wide Article 4 direction that removed permitted development rights to development comprising the change of use from a use falling within Class C3 (dwelling houses) of the Town and County Planning (Use Classes) Order 1987, as amended, to a use falling within Class C4 (Houses in Multiple Occupation) of that Order.
- e. reported that the property was previously used as an office from the 1970s until late 2016 when a prior approval was granted for its use as a C3 residential property.
- f. reported that the property was located within the Cathedral and City Centre Conservation Area No. 1.
- g. provided details of the policies pertaining to the application, as follows:
 - Policy LP26 – Design and Amenity;
 - Policy LP33 – Lincoln’s City Centre Primary Shopping Area and Central Mixed Use Area;
 - Policy LP37 – Sub-division and Multi-Occupation of Dwellings within Lincoln 86;
 - Supplementary Planning Guidance;
 - Houses in Multiple Occupation;
 - National Planning Policy Framework;
- h. outlined the responses made to the consultation exercise.
- i. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - accordance with National and Local Planning Policy;
 - impact on residential amenity;
 - impact on visual amenity;
 - parking provision and cycle storage;
 - bin storage and collection;
 - crime.
- j. concluded that the proposed change of use would not cause harm to the amenities of future occupants, neighbours and the wider area nor lead to or increase an existing over-concentration of Houses in Multiple Occupation, in accordance with Policy LP37 of the Central Lincolnshire Local Plan (2017) and relevant guidance within the National Planning Policy Framework.

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

- given the type of property and its prominent position in the city centre, information regarding the conditions imposed, such as waste collection arrangements, should be made available to occupants in order that they had an understanding of the requirements associated with them;
- there was not sufficient time for officers to proactively enforce any potential breaches of the conditions associated with the application, particularly with regard to the number of occupants;

- more of these types of applications would undoubtedly be submitted in the future as commercial units in the city centre potentially sought a change of use to residential given the current climate nationally with regards to retail and the high street;
- the flexibility of reverting the property back to a Class C3 property was more favourable;
- appropriate enforcement would take place should any report of a breach associated with the conditions be received, particularly with regard to the number of occupants exceeding six in this case;
- the number set out in the reason for condition (3), as per the report, should be amended from three to six, confirming that the occupancy of the property by more than six residents could be harmful to the amenity.

The Planning Manager explained that information and awareness to occupants or tenants of the property was not something that could be imposed as a condition as part of a planning consideration. This could, however, be included as an informative.

Regarding enforcement of a breach of the occupancy condition, it was difficult to proactively enforce this as the authority's enforcement powers were usually reactive. Upon receipt of a complaint enforcement action would be taken to rectify the issue.

Given that the property consisted of four double bedrooms, a question was raised as to why officers had negotiated the number of occupants down from fourteen to six rather than seven or eight. This related to the scale of the property and level of amenity that occupants would have. Additionally, six occupants was the upper limit of a Class C4 limitation, with more than six occupants making the property 'sui generis', or a larger House of Multiple Occupation consisting of more than six people sharing.

RESOLVED that the application be granted conditionally, subject to the amendment of a typographical error in the reason associated with condition number (3) in the report, as outlined above.

(d) 88 Yarborough Crescent, Lincoln

The Planning Manager:

- a. described the application property, 88 Yarborough Crescent, as a two storey semi-detached dwelling that was flanked by residential properties to the north-east and east, with the Yarborough Crescent allotments to the south.
- b. reported that planning permission was sought for the change of use from an existing Housing in Multiple Occupation (C4) to a flexible use as a dwellinghouse (C3) and/or a House in Multiple Occupation (C4). The property accommodated six bedrooms, a kitchen, living room, dining room, down stairs toilet and bathroom. The application advised that the property had been used as a House in Multiple Occupation prior to the implementation of the Article 4 Direction and was accompanied by evidence to support this.

- c. explained that the property was subject to the city-wide Article 4 Direction, which removed permitted development comprising the change of use from a use falling within Class C3 (dwellinghouses) to a use falling within Class C4.
- d. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework;
 - Policy LP37 – Sub-Division and Multi-Occupation of Dwellings within Lincoln 86.
- e. outlined the responses made to the consultation exercise.
- f. advised members that the main issue to be considered as part of the application was whether the application met the requirements of the Houses in Multiple Occupation Supplementary Planning Document and Local Plan Policy.
- g. concluded that:
 - the evidence provided of the existing use of the property as a House in Multiple Occupation would meet the tests for the granting of a Certificate of Lawful Use and it was therefore considered that the House in Multiple Occupation use of the property was established. Accordingly, a number of the tests of CLLP Policy LP37 and the SPD were not strictly relevant, necessary or reasonable in this case. There was, therefore, no objection in principle to the proposal for a flexible use of the property and the option for the use as a dwellinghouse had the potential to have a positive effect on the area;
 - there would not be a harmful effect on visual amenity and the property provided adequate provision for external communal areas for amenity, cycle storage and bin storage for either the use as a dwelling or a House in Multiple Occupation. It was therefore considered that the flexible use of the property was acceptable and, considering the established use, would be in accordance with the requirements of Local Plan Policy LP37, the SPD and guidance contained within the National Planning Policy Framework.

RESOLVED that the application be granted conditionally.

(e) Kiosk 1, Kiosk 2, Tourist Information Centre, Cornhill, Lincoln

The Planning Manager:

- a. described the buildings effected by the application as being kiosk one and kiosk two at the Tourist Information Centre, Cornhill, Lincoln.
- b. Reported that the existing kiosk buildings were modern, dating from 1999. In terms of the character and appearance of the Cathedral and City Centre Conservation area and the setting of the Corn Exchange, listed grade II, the area in which the kiosk was constructed was originally designed to be an open square, a designed piece which set off to good effect the Corn Exchange, a high status civic building, as the primary focal point.

- c. reported that the application sought to confirm whether prior approval was required for the demolition of kiosks one and two on the Cornhill.
- d. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework.
- e. outlined the responses made to the consultation exercise.
- f. advised members that the main issue to be considered as part of the application was whether prior approval was required and should be granted for the method of demolition and the restoration of the site.
- g. concluded that the method of the proposed demolition of the kiosks and the proposed restoration of the site was considered to be satisfactory. Given the scale of these works it was considered that prior approval was required for the works and recommended that prior approval should be granted conditionally.

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

- the application would seek to return the square to its proper use;
- the application would open up the Cornhill and restore its Victorian appearance, enhancing other changes that had occurred recently in the area.

Taking into consideration that the tree located on site would not be removed, contrary to previous reports, confirmation was sought that no damage would be incurred to the tree as a result of the demolition works. It was reported that there was no intention to remove the tree and that no damage to the tree or its root structure would occur during demolition works.

RESOLVED that prior approval be granted with the following conditions:

- the development must be begun not later than the expiration of five years;
- the development hereby approved shall be carried out in accordance with the details submitted in the application.

13. Exclusion of Press and Public

RESOLVED that the press and public be excluded from the meeting during consideration of the following item of business because it was likely that if members of the public were present there would be a disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A of the Local Government Act 1972.

14. Part B Report: Exempt Information

Consideration was given to a report regarding the lack of progress by the owner in relation to the renovation of a Grade II listed building in the city and recommended the next appropriate course of action.

Discussion ensued on the valuation associated with the property, which was perceived by some members as too low. It was noted that this reflected the significant disrepair of the property and the fact that it was a Grade II listed building, meaning that the cost of its repair and upkeep would be considerably more expensive than normal.

RESOLVED that the recommendations contained within the report be approved.

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 Appendix A.
- 2.2 The responsibility for the management of any given tree is determined by the ownership responsibilities of the land on which it stands. Trees within this schedule are therefore on land owned by the Council, with management responsibilities distributed according to the purpose of the land. 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? 1

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 7 / SCHEDULE DATE: 14/08/19**

Item No	Status e.g. CAC	Specific Location	Tree Species and description / reasons for work / Ward.	Recommendation
1	N/A	Verge outside 65 Greetwell Road	<u>Abbey Ward</u> Retrospective notification – 1 Rowan removed due to extensive basal decay - tree posed a direct hazard to pedestrians and highway users.	Approve and replant with a Sorbus in a suitable location
2	CAC	Lincoln Arboretum – in the vicinity of the lion statue	<u>Abbey Ward</u> 1 Maple <u>Fell</u> This tree is in heavy decline approximately 80% of the canopy is retained as dead wood.	Approve and replant a replacement Oak in a suitable location.
3	N/A	Boultham Park – Pike drain	<u>Boultham Ward</u> 1 Oak <u>Remove</u> This tree has fallen due to erosion around the root plate – it currently poses a hazard due to its current position.	Approve and replant a replacement Oak in a suitable location.
4	N/A	Boultham Park – near flag pole	<u>Boultham Ward</u> 1 Cherry <u>Fell</u> This tree has considerable dieback and is showing considerable decline.	Approve and replant with a replacement Cherry in a suitable location.
5	N/A	Boultham Park – Lakeside	<u>Boultham Ward</u> 2 Sycamore <u>Fell</u> These trees are heavily suppressed and	Approve and replant with two Bird Cherry in a suitable location

			poorly formed specimens that are associated with trees referred to in item 6.	
6	N/A	Boultham Park – Lakeside	<u>Boultham Ward</u> Retrospective notification 2 Sycamore were felled as they posed immediate danger to the public utilising the lakeside path.	Approve and replant with two Beech in a suitable location.
7	N/A	Verge outside No 7 Clarendon Gardens	<u>Castle Ward</u> 1 Weeping Cherry <u>Fell</u> The tree is currently standing as deadwood.	Approve and replant with a replacement Acer in a suitable location
8	N/A	Verge outside No 38 Clarendon gardens	<u>Castle Ward</u> 1 Maple <u>Remove</u> The tree is currently retained as standing deadwood. 1 Hawthorn <u>Remove</u> The tree is currently retained as standing deadwood.	Approve and plant with a replacement Acer in a suitable location Approve and replant with a replacement Hawthorn in a suitable location
9	CAC	Mary Magdalene OBG	<u>Castle Ward</u> 1 Horse chestnut <u>Fell</u> This tree has a substantial shear crack which runs from the ground into the upper canopy – a significant cavity is also present in the base of the trunk; The tree exhibits severe canopy decline.	Approve and plant with a Red Horse Chestnut in a suitable location.
10	N/A	O/S 76 Outer Circle Drive	<u>Glebe Ward</u> 1 Cherry <u>Fell</u> The tree is currently standing as	Approve and plant with a Cherry in a suitable location.

			deadwood.	
11	TPO	Link path adjacent to 19 Wedgewood Road	<p><u>Hartsholme Ward</u></p> <p>Field Maple T1170 Crown lift to 3 metres above ground level and reduce crown spread on North, East and West sides by 1 metre to attain a mean crown spread of 7 metres and height of 9 metres. Works are for pedestrian and property clearance.</p> <p>Field Maple T1171 Lift crown to 3 metres to allow pedestrian clearance.</p>	Approve and grant consent
12	N/A	Outside 2 Asterby Close	<p><u>Minster Ward</u></p> <p>1 Cherry <u>Remove</u> The tree is currently retained as standing deadwood.</p>	Approve and replant with a Field Maple in a suitable location.
13	N/A	Verge outside 14 Roughton Court	<p><u>Minster Ward</u></p> <p>1 Laburnum <u>Fell</u> Main canopy union has considerable shear cracks which puts the tree at risk of failure.</p>	Approve and replant with a replacement Laburnum in a suitable location.
14	N/A	1 Murfin House – De Wint Avenue	<p><u>Moorland Ward</u></p> <p>1 Mountain Ash <u>Fell</u> The tree is in heavy decline with approximately 80% of its canopy retained as dead wood.</p>	Approve and replant with a Whitebeam in a suitable location
15	N/A	16 Grainsby Close	<p><u>Moorland Ward</u></p> <p>1 Pine <u>Fell</u> This tree is heavily suppressed and poses a risk due to extensive lean.</p>	Approve and replant with a replacement Pine in a suitable location

16	N/A	O/S 23 Shannon Avenue	<u>Moorland Ward</u> 1 Plum <u>Fell</u> Standing as deadwood.	Approve and replant with a replacement Plum in a suitable location.
17	N/A	O/S 5-7 Cottage Paddock	<u>Moorland Ward</u> 1 Silver Maple <u>Fell</u> This tree is causing considerable damage to adjacent hard surfaces. There is evidence to suggest that the root plate of the tree is compromised.	Approve and replant with a replacement Acer in a suitable location

This page is intentionally blank.

Application Number:	2019/0390/FUL
Site Address:	Site Of Former Windmill Pine, Beevor Street, Lincoln
Target Date:	14th August 2019
Agent Name:	Stem Architects
Applicant Name:	Torsion Developments Limited And Morrisons PLC
Proposal:	Erection of 51 no. townhouses; 42 no. to be occupied as 6 bed C4 Houses in Multiple Occupation with 2 no. 9 bed and 7 no. 13 bed to be occupied as Sui Generis Houses in Multiple Occupation. Creation of 99 parking spaces with vehicular access from Beevor Street and new pedestrian link to Tritton Road.

Background - Site Location and Description

The application is for the erection of 51 town houses on the former Windmill Pine site. The development would comprise 42, 6 bed Houses in Multiple Occupation (HMOs), falling within the C4 Use Class, as well as two, nine bed and seven, 13 bed HMOs, falling with the Sui Generis Use Class. A total of 361 en-suite bed spaces would be provided, including seven accessible ground floor en-suite bedrooms.

The town houses would be arranged in a series of seven, four storey linear blocks, which overlook private and secure landscaped courtyards. Vehicular access to the 99 space car park would be maintained via the existing access road, which also serves B&Q and Hamilton House from Beevor Street. There would be a controlled access to the development at the entrance with a single storey reception/plant building adjacent, which would both police the site and provide an information point for visitors. A new pedestrian link to Tritton Road would be created between Morrisons' car park and the Coulson drain. Morrisons Plc are joint applicants.

The application site is located to the south west of the city centre and was formerly occupied by Windmill Pine. The dilapidated buildings were demolished and the site now comprises the former building's concrete slab and an area of hardstanding surrounded by scrubland. The site is bounded by sections of timber, chain link and palisade fencing with some trees along the south west boundary and to the east corner. The site is located within Flood Zone 3.

To the north west, north and north east of the site are Hamilton House, B&Q and Morrisons, with Morrisons' car park and Tritton Road to the east. The Coulson Drain runs along the south west boundary beyond which is a public footpath/track, Valentine Retail Park and Valentine Court. Valentine Court is a similar town house student accommodation scheme to that proposed, located on the former Superbowl site. Further west is the railway line and the site of Western Growth Corridor.

Site History

Reference:	Description	Status	Decision Date:
2017/1225/FUL	Erection of building for the purpose of Retail (Class A1) and Leisure (Class D2) along with associated access, servicing, car parking, boundary treatments	Refused	22nd June 2018

	and associated works.		
2015/0023/O	Erection of buildings for the purpose of Retail (Class A1), Leisure (Class D2) and Trade Counter Uses (within Class B1, B2 & B3) along with associated access, servicing, car parking and boundary treatments (Outline).	Granted Conditionally	5th May 2015

Case Officer Site Visit

Undertaken on 6th June 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 LP12 Infrastructure to Support Growth
- Policy LP13 Accessibility and Transport
- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP16 Development on Land affected by Contamination
- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP32 Lincoln's Universities and Colleges
- National Planning Policy Framework

Issues

- Principle of use
- Developer contributions
- Visual amenity
- Impact on residential amenity and neighbouring uses
- Access and highways
- Flood risk and drainage
- Contaminated land
- Trees

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
NHS England	Comments Received
Environment Agency	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Network Rail	No Response Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Lincoln Civic Trust	Comments Received
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Anglian Water	Thorpe Wood House Thorpe Wood Peterborough Cambridgeshire PE3 6WT
Harvey Dowdy	University of Lincoln Brayford Pool Lincoln LN6 7TS
Ysanne Spafford & Debbie Robinson	Lincolnshire Fire And Rescue County Emergency Centre South Park Avenue Lincoln LN5 8EL
Daryl Wright	Hamilton House

Consideration

Principle of Use

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing. The

application site has no specific policy allocation within the CLLP and Policy LP2 goes on to state that additional growth on non-allocated sites in appropriate locations within the developed footprint of the Lincoln urban area will be considered favourably. Policy LP1 and the National Planning Policy Framework (NPPF) also advise that housing applications should be considered in the context of the presumption in favour of sustainable development.

Officers are satisfied that the principle of the proposed use in this location is acceptable. Supporting the principle of this university related development would also be in accordance with CLLP Policy LP32.

The University of Lincoln has objected to the application. The objection states that Members were advised at committee in December 2018 that the university's accommodation demand would be satisfied by the delivery of the St. Marks Development. This would be the final development needed to complement those already approved at Cygnet Wharf, 179 High Street, Valentine Court and Viking House. The objection concludes that this development would not only deliver accommodation which is surplus to demand it would be sited on land that could otherwise be used for employment.

During the course of the application a revised Design and Access Statement (D&A) has been submitted, which was forwarded to the University for their information. The D&A states that Lincoln now has a total student population of 15,000 students, of which 5,215 are 1st year students. The accommodation for first years is provided by the university. The remainder of the student population, approximately 9,785 2nd and 3rd years, will not be housed within the university's accommodation. The D&A advises that the majority will need to find private rented accommodation within the city, which puts pressure on the housing stock in Lincoln. The availability of HMOs for student occupation is managed by the Article 4 Direction and the need to apply for planning permission for such uses, but this, the applicants assert, then results in a shortfall of rented town house accommodation for the student market. The D&A states that this demand is evidenced by the neighbouring Valentine Court Town House accommodation, which is due to open in September 2019, with all the houses being let off plan. The application therefore proposes to create similar town house accommodation to the adjacent Valentine Court for 2nd and 3rd year students to address the issue and meet the demand for students after their first year.

Officers would note that the university's demand figures, and those previously shared with Members, relate to 1st year students. The applicant's D&A is clear that this accommodation will be for 2nd and 3rd year students. At the request of officers the applicant has agreed for this to be controlled through the signing of a Section 106 (S106) legal agreement, restricting any occupation of the development by 1st years. With such an agreement in place officers are satisfied that the university's objection in respect of demand/over supply is addressed. In any case there is no policy framework within the current local plan to assess or control developments in this way.

With regard to the second part of the university's objection, that the proposal would result in the loss of employment land, officers have previously noted that the site has no specific allocation within the local plan. Therefore this cannot be classed as employment land and a range of uses including residential are, in principle, acceptable on such sites.

Developer Contributions

Due to the nature of the proposed use as student accommodation the development is not Community Infrastructure Levy (CIL) liable nor is there a requirement for S106

contributions relating to education, playing fields or play space. Officers would propose that the aforementioned S106 agreement restricting the occupation of the development by 1st year students should also ensure that the development cannot be occupied as open market housing. Such a proposal would therefore require a new application for planning permission, enabling the acceptability to be assessed and also to provide officers with opportunity to require contributions as necessary.

With regard to health a request from NHS England has been received advising that the development would put additional demands on the existing GP services for the area, and additional infrastructure would be required to meet the increased demands. They advise that there are three practices within the Primary Care Network (PCN) that cover the site. Brayford Medical Practice and University Health Centre are both landlocked sites with no opportunities to expand. Portland Medical Practice has confirmed they are currently fully utilising their building, but that they have the potential to extend.

Therefore, to mitigate the impact this development would have on the PCN, S106 funding is requested which would be used at Portland Medical Practice to build an extension for additional clinical rooms. These rooms would be multiuse and as such used by the extended clinical teams which serve patients from all practices in the PCN.

This request would be in accordance with CLLP Policies LP9 and LP12. The applicant has no objection to meeting this contribution and officers would recommend, if Members are in support of the application, that this matter be delegated to the Planning Manager to negotiate and secure.

Visual Amenity

The site extends from the south east to the north west. The south east end of the development would be visible from Tritton Road, across Morrisons' car park, with a degree of the views when approaching from the north east obscured by the supermarket itself. Public views would be available from the track on the opposite side of the drain but are again somewhat obscured when approaching the site from the south along Tritton Road by Valentine Retail Park and Valentine Court. The site is also open to views from the B&Q car park and Hamilton House. The application includes various viewpoints which can be seen following this report.

The surrounding area is predominantly characterised by large scale retail units, generally constructed with blockwork, brick and cladding. The notable exception to this character is Valentine Court, which is similar in height and appearance to that proposed, although this neighbouring development is much larger, measuring 160m in length.

The proposal is for seven, four storey blocks of accommodation, separated into two groups, measuring approximately 12.5m high to the top of the parapet, which extends marginally above the flat roof. A group of three blocks to the south east of the site would measure 54m long x 33m deep, with the other group of four blocks behind measuring 80m long x 28m deep. This serves to break up the overall mass, with the mass within each group of blocks further broken up by the use of variations in the depth of sections of the elevations and to the south by the courtyard access points. The overall scale is therefore smaller than Valentine Court, but the proposal would also sit comfortably when compared with the scale of Morrisons, Valentine Retail Park and B&Q. It should be noted that although the proposal is taller than the adjacent Morrisons building it would sit over 2.5m behind the south corner, therefore not appearing unduly dominant. Accordingly officers consider that the length, height and mass would not be out of character here.

It is therefore considered that the site is of a sufficient size to comfortably accommodate the proposed development, also providing outdoor amenity areas and parking. Officers are therefore satisfied that the proposal would relate well to the site and surroundings in relation to the height, scale and mass, in accordance with CLLP Policy LP26.

With regard to the design the D&A considers that there is little to draw inspiration from the surrounding vernacular other than the neighbouring Valentine Court development currently under construction. Therefore the development proposes a strong, hard wearing low maintenance palette of materials which breaks up the elevations to soften the linearity of the terraced blocks to offer some individuality to the houses. The D&A goes on to state that feature concrete cladded panels and grey brickworks create interest to break up the elevations. Windows are full height to create good daylight conditions and surveillance overlooking the landscape courtyards.

While the Civic Trust has raised objection to the non-descript blocks, officers are of the opinion that the design has been carefully considered and welcome the incorporation of design features such as protruding vertical elements which add shadowing and interest, and also the vertical proportions of the glazing, concrete panels and full height glazed sections. The elevation of block 7, which faces east towards Morrisons' car park and Tritton Road presents this same high quality façade as a frontage to the development from this aspect. As previously considered, the gaps in the elevations created by the courtyards reduce the mass, but in the case of the solid elevation to the north of blocks 1-4, this incorporates a large degree of glazing to soften it.

Samples of the materials will be required by condition but there is no objection in principle to the palette suggested. Officers are therefore satisfied that the design and appearance of the elevations is acceptable. It is considered that the development would improve on the architectural style of the local surroundings, in accordance with CLLP Policy LP26.

There is also no objection in terms of design and scale of the single storey reception building adjacent to the entrance of the site.

There is some indication within the application of areas of hard and soft landscaping as well as boundary treatments, although full details of these will be required by condition on any approval

The proposal would therefore be in accordance with CLLP Policy LP26 and paragraph 127 of the NPPF, which requires that developments should make a positive contribution to local character and distinctiveness.

Impact on Residential Amenity and Neighbouring Uses

The only residential properties in the vicinity of the site are those currently under construction at Valentine Court. There is a separation of over 38m between the proposal and the adjacent elevation of Valentine Court, which only incorporates windows to stairwells. Officers are satisfied that this relationship would be acceptable. The standard condition to restrict construction and delivery hours will be applied to any grant of permission to limit the impact on the amenities of these neighbouring occupants during this period. In accordance with CLLP Policy LP26, it is therefore considered that the amenities which neighbouring occupants may reasonably expect to enjoy would not be unduly harmed by or as a result of the development.

Comments have been received from the adjacent Hamilton House, 35m to the west of the site, with concerns regarding the impact on the business during the construction phase and the potential security risk from the building. The concerns from the construction phase relate to noise and disturbance and obstruction of the access. While the concerns relating to the construction phase are not a material planning consideration, during conversations with the Lincolnshire County Council (LCC) highways officers they have advised they will be requesting a Construction Management Plan be conditioned. This would mitigate against traffic generation during the construction stage, controlling aspects such as parking of construction vehicles, storage of plant and materials and the routes of construction traffic. This should go some way to allay the concerns of Hamilton House. With regard to access into the site of Hamilton House over the perimeter fencing, the proposed building is over 4m from the fence and there are no proposals for any trees to be planted in the area in between. Officers are therefore satisfied that the proposal would not cause undue harm to the amenities of the occupants of Hamilton House or any other building occupants in the vicinity, in accordance with Policy LP26.

In terms of the amenities of future occupants the application is accompanied by a Noise Assessment. The City Council's Pollution Control (PC) Officer has considered this and raised no objections to the development in respect of noise subject to a condition requiring details of the trickle vents and glazing to be installed, which, as a minimum, should meet the acoustic design criteria set out within the report.

The potential impact from off-site lighting has also been considered within a submitted lighting assessment. The PC officer again has no objection subject to a condition requiring the installation of black out blinds, as set out in the submitted assessment, to the rooms which may be affected by lighting levels above the assessment criteria for night time.

The proposal includes seven, ground floor accessible rooms, with access to the communal living facilities on the same floor, in this respect the application would be in accordance with the requirements of CLLP Policy LP10.

Access and Highways

The D&A advises that the site is in an excellent location on the fringe of the university's new Science and Innovation Park on Beever Street, with the main campus within walking distance. There is a bus stop on Tritton Road 0.2 miles walk from the site and the railway station is approximately 1 mile away. The site has excellent connectivity to the cycle way along Tritton Road, which provide easy access to the university and the city centre. A new pedestrian link will be provided at the south corner of the site to Tritton Road, along an existing grass verge adjacent to Morrisons' car park. At the request of the LCC in their capacity as Local Highway Authority the number and type of cycle storage shelters and hoops has been increased. Officers therefore consider that the site is in a location where travel can be minimised and the use of sustainable transport modes maximised, in accordance with CLLP Policy LP13.

In addition the development would provide a 99 space car park, which the applicant considers is attractive to later year students. The existing access to the site from the north would be utilised, adapted to accommodate larger vehicles and incorporate the proposed controlled access gate.

Concerns have been raised by Hamilton House and the Civic Trust in respect of vehicle numbers and the access. During discussions with officers the LCC has raised no objections in principle to the application, although at the time of writing the report officers

had not received final comments or any suggested conditions. Members will be accordingly be updated on this matter at committee.

Flood Risk and Drainage

The site is located within Flood Zone 3 and a Flood Risk Assessment (FRA) and other supporting information has accordingly been submitted with the application.

The Environment Agency has no objection subject to conditions requiring the development to be constructed in accordance with the FRA and the mitigation measures it details, the submission of a contamination remediation strategy and restrictions on drainage systems for the infiltration of surface water.

Anglian Water has requested conditions to require a foul water management strategy and also a surface water management strategy to ensure that these are dealt with appropriately. These will be attached to any grant of consent.

The Upper Witham Internal Drainage Board has objected in principle to the application given the site's location within a flood zone. However, they note that the FRA contains some appropriate mitigation. Their response also details that the applicant has been in contact with the Board and the appropriate 6m clear strip between the development and the watercourse (Coulson Drain) is maintained. They recommend that officers should consult with the LCC as Lead Local Flood Authority regarding a surface water drainage scheme.

In this capacity the LCC has requested some additional information. This has been submitted and LCC officers have advised they are satisfied with this. As per the position with LCC's comments in respect of highways, at the time of writing the report officers are yet to receive a final response with the suggested conditions, so this will be reported on the update sheet.

Contaminated Land

CLLP Policy LP16 advises that development proposals must take into account the potential environmental impacts from any former use of the site. The City Council's Scientific Officer has been involved in discussions with the agent and their consultants during the application process. The officer has reviewed the submitted information and discussions are still ongoing, however, this matter could be appropriately dealt with by the imposition of the standard contaminated land conditions on any grant of permission.

These conditions would also include the requirements of Anglian Water and their request for such conditions to also relate to the potential contamination to controlled waters.

Trees

The City Council's Arboricultural Officer has undertaken a site visit to assess the trees on site. The officer has advised that the site has been sparsely colonised by young, self-set trees predominantly comprised of Birch, Willow scrub, Sycamore and Buddleia at locations identified in the applicant's existing site layout. He does not consider that any of the trees located within the site to be of significantly high amenity value nor worthy of consideration for protection under a Tree Preservation Order. These trees are to be removed to accommodate the proposal.

The officer notes that the applicant intends to retain the more mature birch trees located just outside, and adjacent to the south west facing boundary of the site. In order to retain

these trees and maintain their health and stability he has recommended a root protection condition during the construction phase to avoid any damage to the trees and their root systems. This condition will be added to any grant of permission along with a condition requiring a landscaping scheme.

Other Matters

Air quality and sustainable transport

The proposed development would include off street parking and the City Council's PC Officer has therefore recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development, in line with the recommendations of CLLP Policy LP13 and paragraph 110 of the NPPF. A condition requiring the submission of a scheme will be attached to any grant of permission.

Archaeology

An Archaeological Desk Based Assessment (DBA) has been submitted with the application. The City Council's Archaeologist agrees with the conclusions of the DBA and does not require any further archaeological work to be undertaken, in accordance with the requirements of CLLP Policy LP25.

Fire and Rescue

An initial objection was received from Lincolnshire Fire and Rescue in relation to the availability of fire hydrants and the access to the buildings for fire fighters and equipment. The proposals were revised to accommodate this and an updated response has been received from the fire service. This states that the development is now designed to BS 9991 and BS 9251 standards and accordingly the Lincolnshire Fire and Rescue would have no objections to the extended hose distances to the three premises 41, 42 and 48. The City Council's Building Control Officers have also confirmed that this arrangement will satisfy Building Regulations.

Refuse Storage

Refuse storage would be within individual courtyards and a plan has been submitted to illustrate the arrangements for access by refuse vehicles for collection.

Deign and Crime

Comments have been made by Lincolnshire Police, they have raised no objections but have suggested recommended measures. This correspondence was forwarded to the agent for their information and some of the measures, for example perimeter fencing and a vehicular gate rather than the internal fencing to each block and vehicular barriers, have been incorporated in the scheme.

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

Yes, pre-application discussions and revisions to proposals during the application process.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The principle of the use of this unallocated site for residential purposes is considered to be acceptable. The layout, scale and design of the development is acceptable, improving on the architectural style of the local surroundings. It is not considered that the impact on the residential amenities of the occupants of Valentine Court or the amenities of neighbouring uses would be unduly harmed by the proposal. The amenities for future occupants has also been carefully considered through noise and light assessments. The site is in an accessible location, also providing cycle and car parking to meet an identified need. The LCC has advised they have no objection in principle in respect of highways, and officers await a formal response to confirm this.

Matters relating to contamination, archaeology, fire and rescue and refuse have been appropriately considered and can be dealt with as necessary by condition. Subject to the response from the LCC confirming no objection in respect of surface water drainage there is no issue with this, nor from the relevant consultees to flood risk and foul drainage. The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP9, LP10, LP12, LP13, LP14, LP16, LP25, LP26 and LP32, as well as guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

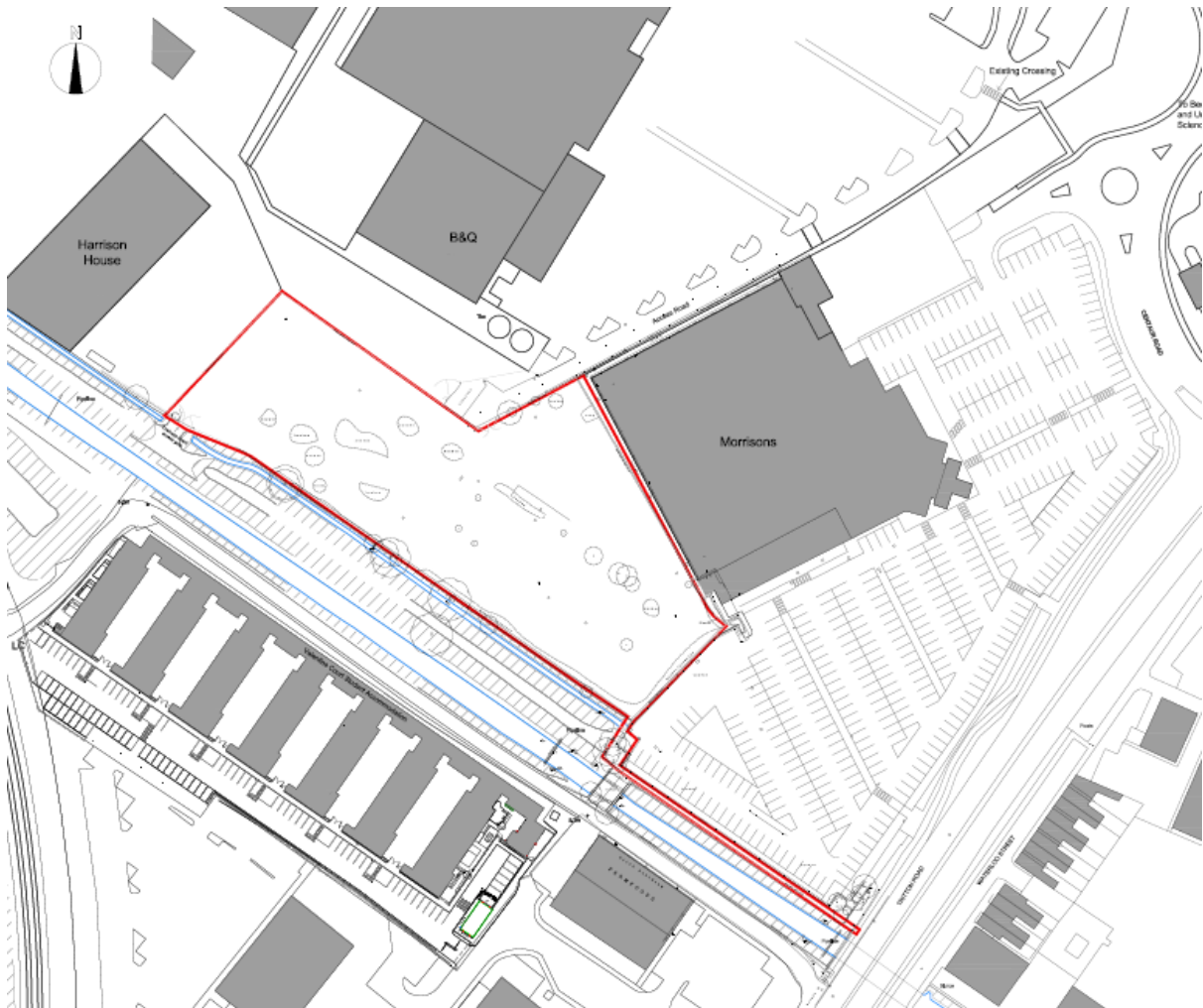
Subject to receiving no objections from the Lincolnshire County Council in respect of highways and surface water drainage officers recommend that the application is Granted Conditionally:

- a) with delegated authority given to the Planning Manager to secure, through a S106 agreement, the financial contribution as requested by NHS England and to restrict the use (with no occupation by 1st year students), and
- b) subject to the following conditions:
 - Time limit of the permission
 - Development in accordance with approved plans
 - Samples of materials
 - Site levels and finished floor levels
 - Details of trickle vents and glazing
 - Boundary treatments
 - Contamination
 - Development in accordance with FRA and mitigation measures
 - Surface water drainage and management strategy
 - Foul sewerage strategy
 - Construction Management Plan
 - Blackout blinds as per recommendations within lighting assessment report

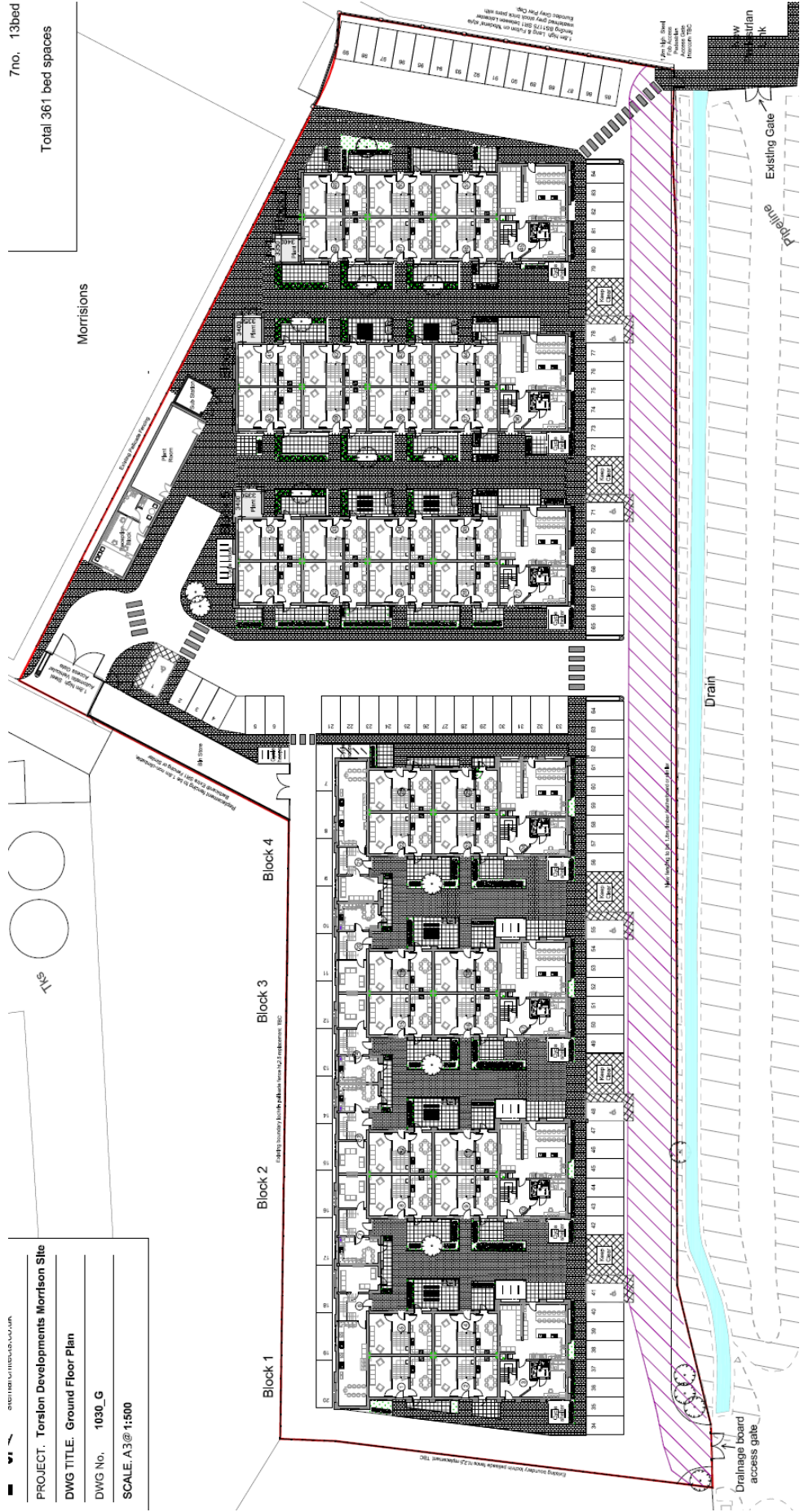
- Landscaping
- Tree protection measures
- Details of an Electric Vehicle Charging scheme
- Details of any flue/extraction to plant room prior to installation
- Hours of construction/delivery

This page is intentionally blank.

Site of former Windmill Pine- plans and photos

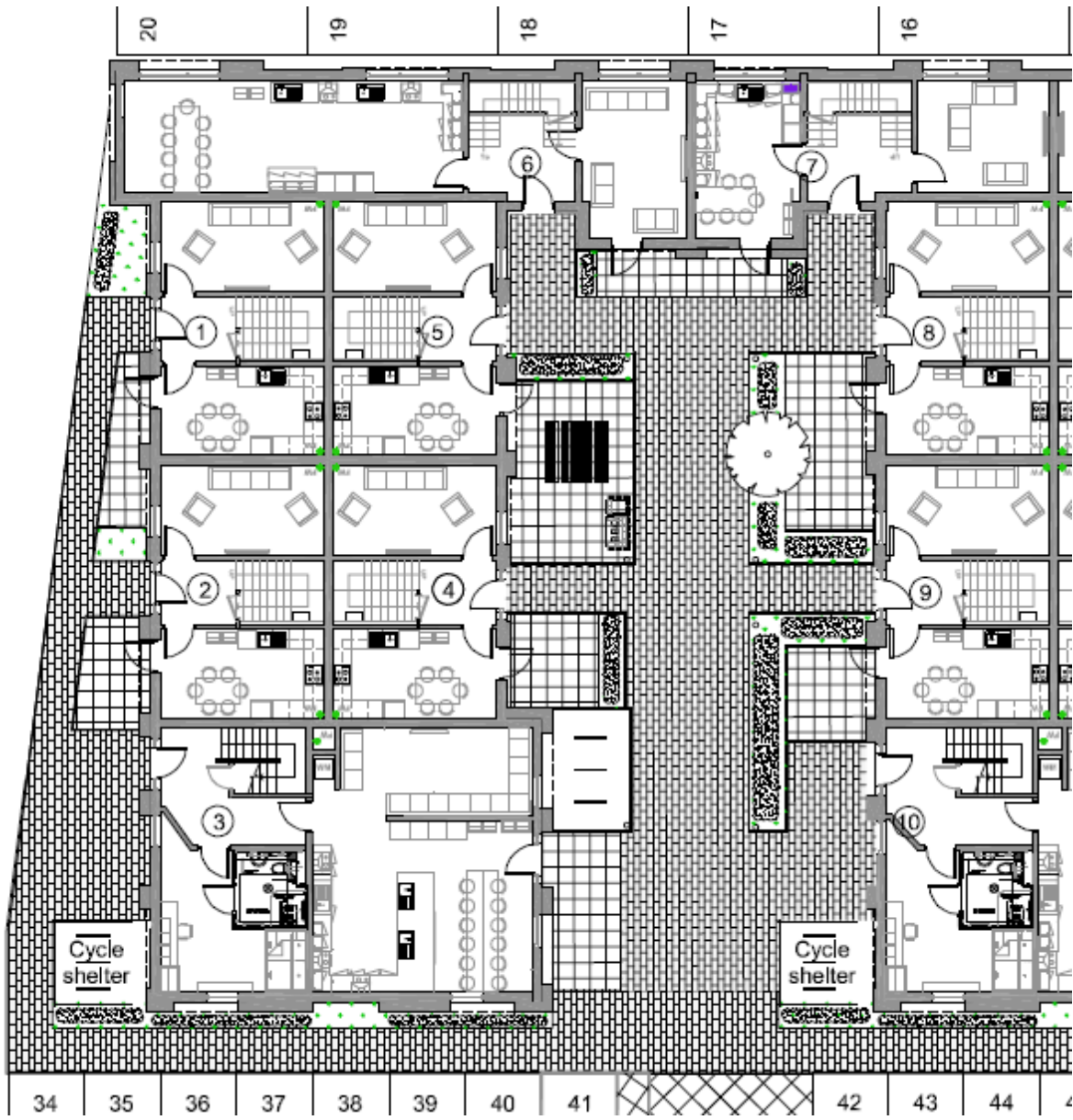


Site location plan

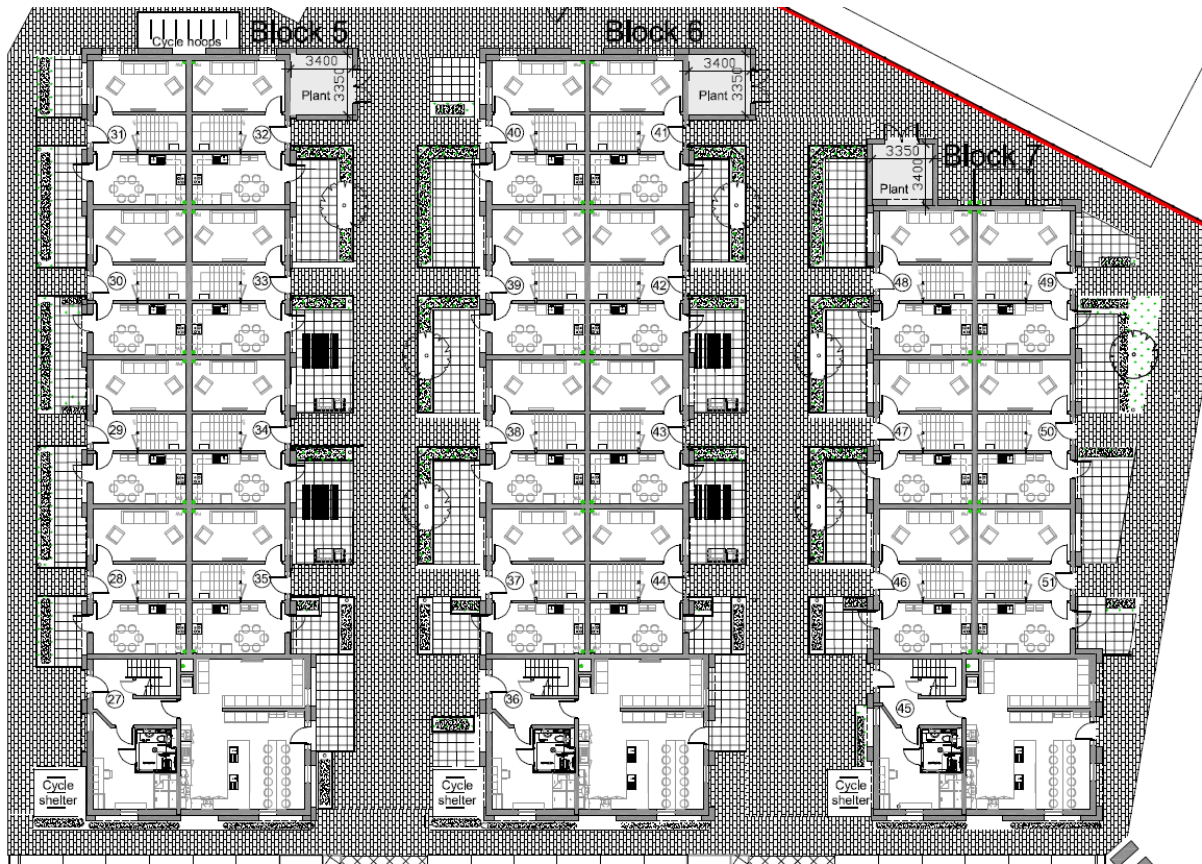


PROJECT: Torsion Developments Morrison Site
 DWG TITLE: Ground Floor Plan
 DWG No. 1030_G
 SCALE: A3@ 1:500

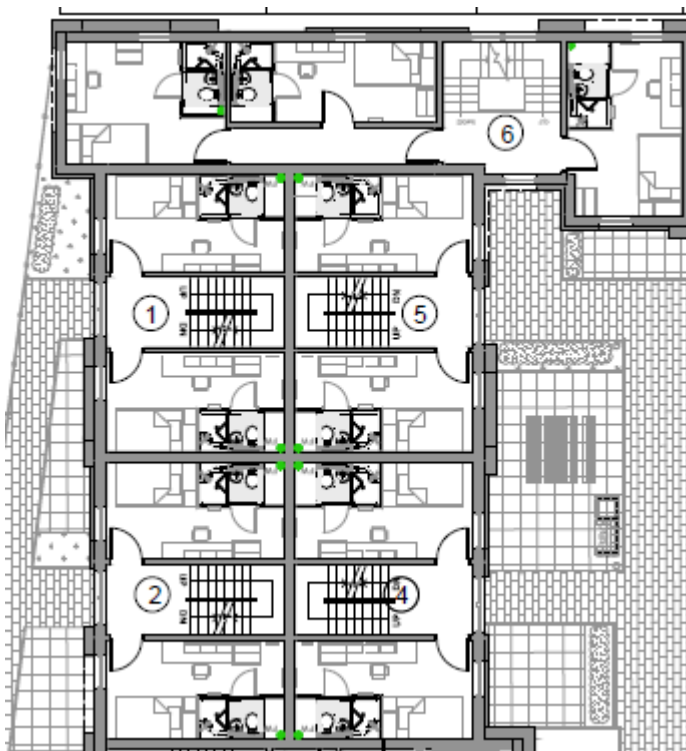
Proposed site layout/ground floor plan



Courtyard layout (typical of blocks 1-4) with ground floor accessible unit



Courtyard layout of blocks 5-7 with ground floor accessible units



Example of accommodation to first, second and third floors



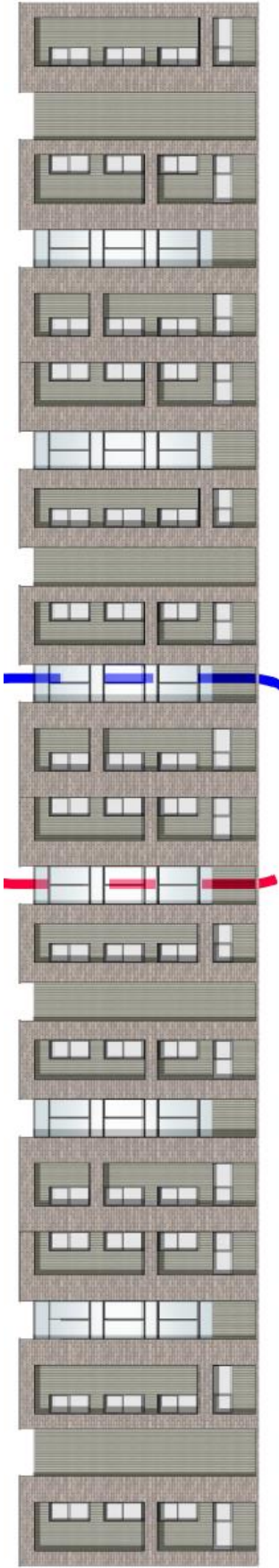
East elevation of block 4



West elevation of block 1



Typical section of south elevation of blocks 1-4



North elevation of blocks 1-4 facing B&Q



West and section of north elevation of blocks 5-6



East and section of south elevation of blocks 5-6



East and north elevation of block 7



West and south elevation of block 7



Elevations of reception/plant building



Visual from access road/entrance to site



Visual from Tritton Road to the east



Visual across Morrisons' car park



Courtyard visual



Site access



View across east section of site from access



View towards site from Morrisons' car park



View from track to the south of Coulson Drain



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. 2019/0390/FUL

28th May 2019

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Site of Former Windmill Pine, Beevor Street, Lincoln, Lincolnshire, LN6 7DJ (Multiple Occupancy Accommodation)

Thank you for your correspondence and opportunity to comment on the proposed development. I would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the development.

Historically Student Accommodation can become vulnerable to crime and anti-social behaviour therefore it is important that the best security arrangements and provision are planned for such premises.

The safety, security and general well being of student should be of paramount importance when considering the detail of this application. The following aspects of security should be rigorously applied to this building.

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

Perimeter and Boundary Treatment.

It is noted that much of the site appears to have both natural and physical boundaries but where none exist I would recommended that appropriate fencing and commensurate gating is included to at least 1.8m non-climbable LPS 1175 SR1 (Loss Prevention Standard Security Rating 1) 1.9 Lang & Fulton on 'Modena' style fencing BS1175 SR1 or to similar SBD standard.

The detailed provision and design of the fencing and gating indicated will provide an adequate level of boundary control and help create a good defensible and secure zone within the student complex. It is important that any gating is commensurate in height with the boundary fencing and access is integrated with the overall security control system envisaged for the development and should seek the opportunity to eliminate unauthorised 'follow through' or 'tail-gating' and gates being left open. All points of access should be covered within the proposed monitored CCTV system.

Vehicular Access & Pedestrian Control

Open pedestrian access with only limited vehicular restriction onto the site should not form part of the design or permeability of this site. The main point of vehicular access (from B&Q) indicates only a modest form of vehicular control with relatively open pedestrian access onto the site.

Subject to the provision of 24/7 manned gate guards it is important that this point of access is controlled.

The principle of access control refers to the design of building and space to actively keep unauthorised people out and would encompass these aims;

- 1) to limit the likelihood that offenders will become aware of that area as a potential target
- 2) to make it more difficult for offenders to navigate into, out of and within an area should they select it as a target
- 3) to increase the physical difficulty of entering a building or space should offenders become aware of the area as a target
- 4) to increase the difficulty *psychologically* for offenders to enter and move around an area without feeling conspicuous (anonymity)
- 5) to remove any excuse for potential offenders to be within a private or semi-private space and maximising the 'users' confidence in challenging non-legitimate users of space.

It is recommended that the front facing security/office (barrier surveillance) is protected by way of appropriate bollards to protect both pedestrians and staff.

Parking Provision

Adequate parking provision is evident, however I would recommend that vehicle spaces are located where possible on the opposite side of access roads away from the immediate building line i.e. bays 7 – 20 and 34 – 84 this would help avoid vehicular and pedestrian conflict, and remove a possible climbing aid.

Cycle Storage and Security

Lincoln City in keeping with many University cities suffers a level of cycle thefts therefore:

- avoid furniture (for example railings) that might be used as ad-hoc cycle racks
- include arrangements to promptly remove cycles or component parts that are left in situ
- suitable signage should be deployed to inform user of this process

Secure bicycle parking should be made available within an appropriate roofed building, with **all round surveillance** that is within view (no more than 100 metres) of occupied buildings or CCTV using ground bolted cycle stands. Construction should be of Galvanised steel bar (min thickness of 3mm) filled with concrete and a minimum foundation 300mm with welded anchor bar. This facility should have adequate vandal resistant, dedicated, energy efficient lamps illuminated during hours of darkness'. A design-focussed and inviting cycle rack/shed would encourage safe and secure bike use where residents feel confident to leave their cycles. If this is not achieved evidence strongly supports that cycle use will be reduced and residents will find alternative means to store cycles, i.e. in rooms or corridors.

Internally the locking system to the cycle storage must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person.

Bulk head anti vandal lighting should be a feature of this design.

External doors and windows

The potential for unwanted guests will be considerable at this location and therefore robust measures should be installed to ensure the security and safety of student residents. Access may be gained via either of the shown entrances and the risk of 'follow through' entry gained. I would recommend that an air-lock style entrance vestibule is incorporated into the design (to help prevent unauthorised follow through access) commensurate with an access control system, with an electronic door release, and visitor door entry system that provides colour images, and clear audio communications linked to each individual unit. Under no circumstances should a trade person release button or similar uncontrolled access method be used.

An Industry standard approved CCTV system should be installed covering all communal points of entry and lobby areas. This system must be able to capture and record all persons using the entry system.

The location of the designated security cameras is noted and I would advise that these cameras have a field of vision that has a primacy to monitor the pedestrian access points indicated.

Should it be considered appropriate a police response monitored system to with installation to EN 50131-1, (PD6662 Scheme for the implementation of European Standards), or BS 8418 for a detector activated CCTV system.

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

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24: 2016. **All ground floor windows should have window restrainers and effective locking systems.**

Access to Places of Height

It is important that access to places of height is secured on all levels and should include the provision of substantial windows and locking systems together with fixed and secured 'window restraining' devices. Any points of access to the roof area or other place of height should be secured by way of 'appropriate' fire compliant locking systems.

I would recommend that all ground floor and easily accessible windows have at least one pane of laminated glass.

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Student Accommodation – Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- Be of a robust construction (Federation Technical Specification 009 (TS009))
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturers specifications.
- Through wall mail delivery can be a suitable and secure method.

Under no circumstances would I recommend the use of a 'Trade-man's Button' or other form of security override.

It is further recommended that within and between the floors of the various accommodation block access control measures are provided that restricts access for residents providing additional safety and security meaning that small residential units are compartmentalised. This would give residents control over who they permit in to their respective flat units.

As part of the University accommodation management processes it is recommended that female or other vulnerable students are accommodated above the lower or ground floors of accommodation blocks.

An effective design feature would be to include raised windows on the ground level which would balance outward surveillance against the opportunity to easily gain access to the window notwithstanding the requirement to have window restrainers.



1.2 Raised window levels in the above student development are used throughout this development making 'reach through' or casual access difficult.

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.

Bin Storage

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited and secured in such a way that they cannot be used as a climbing aid to commit crime.

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

Please refer to *Commercial Guide 2015 & New Homes 2019* which can be located on www.securedbydesign.com

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

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.
Force Designing Out Crime Officer (DOCO)

NHS England

Application Number: 2019-0390

Location: Site of Former Windmill Pine, Beevor Street, Lincoln, LN6 7DJ

Impact of new development on GP practice	<p>The above development is proposing 51 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 of 112.</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>Consulting room GP</p> <table border="1" data-bbox="416 689 1050 929"> <tr><td>Proposed population</td><td>112</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.112 \times 5260 = 590$</td></tr> <tr><td>Assume 100% patient use of room</td><td>590</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$590/50 = 11.8$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time per week</td><td>$11.8 \times 15/60 = 3.0$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse</p> <table border="1" data-bbox="416 1003 1050 1243"> <tr><td>Proposed population</td><td>112</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.112 \times 5260 = 590$</td></tr> <tr><td>Assume 20% patient use of room</td><td>$590 \times 20\% = 118$</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$118/50 = 2.361$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time per week</td><td>$2.361 \times 20/60 = 0.8$ hrs per week</td></tr> </table> <p>Therefore, an increase in population of 112 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	112	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.112 \times 5260 = 590$	Assume 100% patient use of room	590	Assume surgery open 50 weeks per year	$590/50 = 11.8$	Appointment duration	15 mins	Patient appointment time per week	$11.8 \times 15/60 = 3.0$ hrs per week	Proposed population	112	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.112 \times 5260 = 590$	Assume 20% patient use of room	$590 \times 20\% = 118$	Assume surgery open 50 weeks per year	$118/50 = 2.361$	Appointment duration	20 mins	Patient appointment time per week	$2.361 \times 20/60 = 0.8$ hrs per week
Proposed population	112																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.112 \times 5260 = 590$																												
Assume 100% patient use of room	590																												
Assume surgery open 50 weeks per year	$590/50 = 11.8$																												
Appointment duration	15 mins																												
Patient appointment time per week	$11.8 \times 15/60 = 3.0$ hrs per week																												
Proposed population	112																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.112 \times 5260 = 590$																												
Assume 20% patient use of room	$590 \times 20\% = 118$																												
Assume surgery open 50 weeks per year	$118/50 = 2.361$																												
Appointment duration	20 mins																												
Patient appointment time per week	$2.361 \times 20/60 = 0.8$ hrs per week																												
GP practice(s) most likely to be affected by the housing development	<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>																												

¹ Source: Lincolnshire Research Observatory 2011 Census Data

	<p>As such, Portland Medical Practice, Brayford Medical Practice and University Health Centre may be affected by the development.</p>
<p>Issues to be addressed to ensure the development is acceptable</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>The 3 practices that cover the site of the development are part of the Imperium Primary Care Network. Primary Care Networks are groups of practices that work together in partnership and with other health and social care organisations to deliver more integrated services to their patient populations. PCN's have been introduced nationally to address issues around flexibility, resilience and vulnerability which are currently experienced by many practices across the country. They comprise of extended clinical teams with a broad range of skills, including GP's, pharmacists, district nurses, and other community providers. These networks will transform the way people receive health care and will result in a move away from patients automatically accessing medical services at their closest GP practice.</p> <p>Calculations have show that all 3 practices that form Imperium have a high level of patients per square meter (ppm²), the lowest of which is 19ppm². Experience shows that as practices approach the 15 ppm² threshold they typically experience difficulties around their premises and clinical resources. Growth in area population as a result of this development would increase this figure and put further pressure on the practices.</p> <p>Brayford Medical Practice and University Health Centre are both landlocked sites with no opportunities to expand. Portland Medical Practice has have confirmed they are currently fully utilising their building, but that they have the potential to extend.</p> <p>To mitigate the impact this development would have on the Imperium group, the s106 funding would be used at Portland Medical Practice to build an extension for additional clinical rooms. These rooms will be multiuse and as such used by the extended clinical teams (such as phlebotomists, physiotherapists, paramedics, etc) in addition to the practices GP's. These extended clinical teams would see patients from all practices in the Imperium group and would be able to treat some of the patients that have historically been seen by GP's, thereby freeing up GPs to deal with more complex cases.</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>

High quality care for all, now and for future generations

Fairly and reasonably related in scale and kind to the development.		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%					48
	Total per resident					275
Total per dwelling (resident x 2.2)					605	
	<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 2.2 (the average number of persons per dwelling for City of Lincoln) to provide a funding per dwelling of £605.</p>					
Financial Contribution requested	The contribution requested for the development is £30,855.00 (£605 x 51 dwellings.)					

Vicky Allen
 Primary Care Support Medical & Pharmacy
 June 2019

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

Our ref: AN/2019/129071/01-L01
Your ref: 2019/0390/FUL
Date: 12 June 2019

Dear Marie

**Erection of 51 no. townhouses; 42 no. to be occupied as 6 bed C4 Houses in Multiple Occupation with 2 no. 9 bed and 7 no. 13 bed to be occupied as Sui Generis Houses in Multiple Occupation. Creation of 99 parking spaces with vehicular access from Beevor Street and new pedestrian link to Tritton Road between Morrisons car park and the drain.
Site Of Former Windmill Pine Beevor Street Lincoln Lincolnshire LN6 7DJ**

Thank you for referring the above application, which was received on 23 May 2019.

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

Condition 1:

The development shall be carried out in accordance with the approved flood risk assessment dated May 2019 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 5.80 metres above Ordnance Datum (AOD)
- The development shall have at least two storeys

Reason

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

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Condition 2:

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

Environment Agency
Nene House (Pytchley Lodge Industrial Estate) Pytchley Lodge Road, Kettering, Northamptonshire, NN15 6JQ.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

The previous use of the proposed development site as part of an engineering works presents a risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located adjacent to Main Drain which is monitored for purposes of the Water Framework Directive and lies over a Secondary A aquifer.

The Geoenvironmental Appraisals submitted with the application demonstrate that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

Condition 3:

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason

To ensure that if remediation is needed, that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

Cont/d..

Condition 4:

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

Reason

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

Condition 5:

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.

Information for ApplicantGroundwater and Contaminated Land

We have reviewed the Phase 1 Geoenvironmental Appraisal, dated April 2019 and the Phase 2 Geoenvironmental Appraisal, dated May 2019 prepared by Patrick Parsons and consider that some additional site investigation is warranted to assess the potential risk posed to controlled waters.

We note that no groundwater samples have been collected and no samples have been tested for volatile organic compounds that could be present given the site's former use. We therefore recommend that groundwater samples are collected on a minimum of two occasions from sufficient locations that enable groundwater conditions below the site to be adequately characterised. The samples should be tested for all potential contaminants of concern.

We consider this is justified given the site's history, location with respect to controlled waters and the size of the site versus exploratory locations to date. There are also oily sheens on groundwater and putrid odours noted in the report from the Phase 2 Investigation, that we consider are worth further investigation. Based on the results, further work may be required.

We recommend that developers:

1. Follow the risk management framework provided in [CLR11, Model Procedures for the Management of Land Contamination](#), when dealing with land affected by contamination
2. Refer to our [Guiding principles for land contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site – the local authority can advise on risk to other receptors, such as human health
3. Consider using the [National Quality Mark Scheme for Land Contamination](#)

Cont/d..

3

Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed

4. Refer to the [contaminated land](#) pages on gov.uk for more information

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

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

Please consult us on the details submitted to your authority to discharge this condition and on any subsequent amendments/alterations.

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

Yours sincerely

Jen Moffatt
Sustainable Places - Planning Adviser

Direct dial 020 847 53488

Direct e-mail jennifer.moffatt@environment-agency.gov.uk



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 066067, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 148248/1/0060832

Local Planning Authority: Lincoln District (B)

Site: Site Of Former Windmill Pine Beevor Street
Lincoln Lincolnshire LN6 7DJ

Proposal: Erection of 51 no. townhouses; 42 no. to be occupied as 6 bed Houses in Multiple Occupation with 2 no. 9 bed and 7 no. 13 bed to be occupied as Sui Generis Houses in Multiple Occupation.

Planning application: 2019/0390/FUL

Prepared by: Pre-Development Team
Date: 28 June 2019

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. A full assessment cannot be made due to lack of information, the applicant has not identified a foul connection point. We therefore request a condition requiring an on-site drainage strategy. (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.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval.

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Used Water Sewerage Network (Section 3)

CONDITION No drainage works shall commence until a foul water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. REASON To prevent environmental and amenity problems arising from flooding.

Surface Water Disposal (Section 4)

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. REASON To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
 - Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

Dear Sir/Madam

REFERENCE: 2019/0390/FUL

DEVELOPMENT: ERECTION OF 51 NO. TOWNHOUSES; 42 NO. TO BE OCCUPIED AS 6 BED C4 HOUSES IN MULTIPLE OCCUPATION WITH 2 NO. 9 BED AND 7 NO. 13 BED TO BE OCCUPIED AS SUI GENERIS HOUSES IN MULTIPLE OCCUPATION. CREATION OF 99 PARKING SPACES WITH VEHICULAR ACCESS FROM BEEVOR STREET AND NEW PEDESTRIAN LINK TO TRITTON ROAD BETWEEN MORRISONS CAR PARK AND THE DRAIN.

LOCATION: SITE OF FORMER WINDMILL PINE, BEEVOR STREET, LINCOLN, LINCOLNSHIRE, LN6 7DJ

Revised comment following the availability of the Flood Risk Assessment.

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district adjacent to the Board maintained Skew Bridge North Drain (24201).

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However it is up to City of Lincoln Council as the planning Authority grant planning permission. It is noted that a Flood Risk Assessment is included in the Application that contains some appropriate mitigation, it is noted the proposed FFL is 5.8m.

Comment and information to Lincolnshire CC Highway SUDs Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. As a brown field site any discharge must be limited to the 70% of the ACTUAL existing rate. The FRA provide some information, but there is no information on the existing ACTAL drainage system that serves the site.

Comment and information to Agent/Applicant

Under the terms of the Board's Byelaws, the prior written consent of the Board is required for any proposed temporary or permanent works or structures in, under, over or within the byelaw distance (6m) of the top of the bank of a Board maintained watercourse. The applicant has been in communication with the Board and an appropriate clear strip has been left.

Regards

Guy Hird
Engineering Services Officer

Upper Witham Internal Drainage Board J1 The Point,
Weaver Road,
LINCOLN

Hi Marie

Many thanks for confirming that the DAS is now available online. The County Council has no comments to make on this application in relation to education.

Kind regards

Simon

Simon Challis
Strategic Development Officer
Corporate Property

Lincolnshire County Council | County Offices | Newland | Lincoln | LN1 1YL

From: Harvey Dowdy <[REDACTED]>
Sent: 25 June 2019 18:58
To: Manning, Kieron (City of Lincoln Council) <Kieron.Manning@lincoln.gov.uk>
Subject: Planning Application Ref: 2019/0390/FUL Spike Point Student Accommodation, Tritton Road, Lincoln (site of Former Windmill, Beevor Street, Lincoln). Objection.

Dear Mr Manning

Further to our recent telephone conversation, I am writing to confirm the University's objection to the proposed development.

While a member of University staff has had some contact with the developer who asked for information regarding some technical matters, we wish to make it clear that the University has neither encouraged this development nor more specifically has it engaged in any dialogue with the developer with a view to entering into any arrangement with them in the future.

The University has presented to Officers and Members of the Lincoln City Planning Committee on a number of occasions and has been open and transparent with them as to the University's plans for student growth and therefore the demand for student accommodation in the short to medium term.

We advised Members in December last year that the University's demand would be satisfied for the period to c. 2025 by the approval of the development at St Marks (December 2018) – the final development needed to complement those already approved at Cygnet Wharf, 179 High Street, Valentine Court and Viking House.

Having scrutinised the Design and Access Statement submitted as part of the application in addition to the point raised above re: the University's lack of involvement to date, we are unable to recognise the levels of demand stated and would assert in particular that their statement at Para 5.1 (see below) does not reflect the current situation.

There is a well-documented shortage in purpose built student accommodation across the city – highlighted by the erection of temporary accommodation on the University's campus to house the 2011-clearing intake. The applicant understands that there is potentially a particular shortage in accommodation, and a therefore a need for high-quality accommodation for the growing student population as described in paragraph 2.1

The University is particularly concerned that this application would not only deliver student accommodation which would be surplus to demand (and therefore create voids elsewhere), it would also be sited on land which could otherwise be used for employment. The University works very closely with Lincoln City Council and with LSIP to ensure that there are sufficient sites available to facilitate business development. This in turn will support the retention of graduates and post-graduates within the City and support the local economy.

I would be grateful if you could acknowledge receipt of this letter.

Yours sincerely,

Harvey Dowdy



Mrs. Harvey Dowdy | Director of Estates

Estates
University of Lincoln, Brayford Pool, Lincoln, Lincolnshire. LN6 7TS
tel: +44 (0)1522 837021 | mobile: [REDACTED]

estates.lincoln.ac.uk | @LincolnEstates

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

OBJECTION

We feel that the proposal seeks to make use of a redundant piece of 'brownfield land' and as a principle we do not object. However, firstly, to describe the rather non-descript blocks as townhouses, stretches the imagination and we feel the designs could be more creative. In our opinion the proposal is too concentrated and creates an unnecessary 'high density' of people living in the area. Secondly, given that there is provision for 99 car parking spaces which we commend as we have said many times, today students do have private transport and will seek to bring them, we are concerned that the access road between Morrisons and B&Q was not designed as a thoroughfare but, as a car park feeder road and hence needs improving. Furthermore the resultant increase in traffic fed onto Beevor Street coupled with the Western Growth Corridor proposal is going to create a major bottleneck where Beevor Street meets Tritton Road and a proposal to improve the junction needs to be provided.

Keith,

As I understand it this development is of townhouses designed to BS 9991 with ground and three upper storeys with a top floor height of 8.7 m with a category 2 sprinkler system to BS 9251. If this is the case then Lincolnshire Fire and Rescue would have no objections to the extended hose distances to the three premises 41, 42 and 48 as indicated on the plan attached

Marie

Please ask Keith for a copy of the plan in discussion should you require it and please let me know if you require anything further from Lincolnshire Fire and Rescue.

Debbie

Debbie Robinson
Fire Safety Officer

Lincolnshire Fire and Rescue
County Emergency Centre
South Park Avenue
Lincoln
LN5 8EL

From: Wright, Daryl (City of Lincoln Council)
Sent: 31 July 2019 13:51
To: Smyth, Marie (City of Lincoln Council) <Marie.Smyth@lincoln.gov.uk>
Subject: RE: 2019/0390/FUL Former Windmill Pine site

|
Hi

My only concerns would be if the access to Hamilton house is restricted during the progress of works that would affect our ability to trade efficiently throughout the work, upon completion of the works if the B&Q road is to be used for access to the students is this road suitable for this further traffic and who will be responsible for maintaining this road?

It would also need to take into consideration that the building is not designed where it will create a security risk to the council depot such as walls, trees etc. being located in such a way where making access over the fence will be made easier.

I would also have reservations that there would be an increased security risk to the depot as it would become very secluded with an increased access for foot traffic if this is to be used as access to the complex

Daryl Wright
Void Team Leader