

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

Apologies for Absence: None.

38. Confirmation of Minutes - 9 October 2019

RESOLVED that the minutes of the meeting held on 9 October 2019 be confirmed.

39. Declarations of Interest

Councillor Bob Bushell made a Declaration of Predetermination with regard to the agenda item titled 'Application for Development: City Crematorium, Washingborough Road, Lincoln'.

Reason: As Portfolio Holder he had been involved in discussions regarding the proposals. It may be perceived that he had pre-determined his view on the matter to be considered. He left the room during the consideration of this item and took no part in the vote on the matter to be determined.

40. 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 consent to progress the works identified, as detailed at Appendix A of his report
- b. highlighted that the list did not represent all the work undertaken to Council trees, it represented all the instances where a tree was either identified for removal, or where a tree enjoyed some element of protection under planning legislation, and thus formal consent was required
- c. explained that Ward Councillors had been notified of the proposed works.

Members referred to the felling of a Silver Birch Tree in Birchwood Ward and a Lime Tree in Minster Ward due to the potential for the specimens to cause considerable structural damage. He asked whether there was anything wrong with the health of the trees.

The Arboricultural Officer advised that both trees were immediately next to the foundations of adjacent buildings. Direct pressure from the trees would cause future structural instability. One of the affected trees was healthy, however the other had defects which could be hazardous.

The Planning Manager offered clarification to the assessment of the matter from a planning prospective. Damage caused by a tree to a structure did carry weight

in planning terms. However, other potential damage, for example guttering would not be classed as a significant issue.

Members received clarification from the Arboricultural Officer that the felled trees would be replaced in an alternative appropriate location.

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

41. Application for Development: 152-154 Browning Drive, Lincoln

The Planning Manager:

- a. advised that an application was being submitted under Section 191 of the Town and Country Planning Act (as amended) (the Act), to determine lawful continued use of a two storey end-terraced building at 152-154 Browning Drive, Lincoln as a C3 Dwellinghouse
- b. described the site of the application property on the south east side of Browning Drive within Glebe Ward
- c. reported that the property had been utilised as a single dwelling since 1996
- d. highlighted that the application was being considered by Planning Committee as the property was owned by the City of Lincoln Council
- e. provided details of the policy pertaining to the application, as follows:
 - National Planning Policy Framework
- f. advised that no responses had been made to the consultation exercise
- g. informed members that the only issue that could be considered as part of the application was whether the applicant had provided sufficient evidence to demonstrate that, on balance of probabilities, the property had been in use as a dwelling for at least four years prior to the date of this application
- h. concluded that:
 - The building had been lawfully used as a residential dwellinghouse at least four years prior to the submission of the application and there had been no material change in circumstances that would suggest that a different conclusion should be reached.
 - It was therefore recommended that the certificate be granted upon this basis.

Members discussed the content of the report in further detail.

Members noted that they couldn't remember seeing a similar planning application previously and asked why such a matter was being requested.

The Planning Manager confirmed that this was a City of Lincoln Council planning application and for this reason was brought to committee. This type of situation

tended to transpire when an owner wished to sell a property and required regularisation of current use if not already auditable as such.

RESOLVED that the application be granted.

42. Application for Development: City Crematorium, Washingborough Road, Lincoln

(Councillor Bushell left the room during the consideration of this item having made a declaration of predetermination in relation to the matter to be considered. He did not return as he had another prior engagement to attend.)

The Planning Manager:

- a. described the application property, Lincoln Crematorium, located on the south-east edge of the City of Lincoln, to the north side of Washingborough Road, occupying an area of approximately 4.7 hectares
- b. reported that application had been submitted as part of the ongoing project to enhance the existing services and aesthetics of the original crematorium building
- c. added that following planning permission granted in July 2019 for renovation of the existing chapel, book of remembrance building and a second new chapel to the east side of the existing building, this application sought permission for the erection of a chapel for a temporary period of up to three years, together with associated facilities and access to replace the services of the crematorium whilst the works took place
- d. informed Planning Committee that use of the temporary chapel and associated facilities would reduce overall costs and allow the most expeditious programme for the renovation works to the existing building
- e. advised that the application was brought to Planning Committee for consideration on the basis that the service was owned and run by the City of Lincoln Council
- f. 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.
- g. outlined the responses made to the consultation exercise
- h. 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

i. concluded that:

- The proposal was required to ensure essential services were uninterrupted whilst the main renovation works took place.
- The scheme would reduce construction timescales, allow the site to remain in active use throughout and save costs that could then be used to create further benefit on site.
- The proposal would not have any detrimental impact on the amenity of the nearby uses or the visual amenity of the crematorium grounds and wider area, in accordance with the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Members queried whether it was possible to impose a condition on the grant of planning permission requiring the temporary chapel to be dismantled on or before the expiration of the three year period.

The Planning Manager referred to bullet point 4 of the proposed conditions which addressed this matter. The three year time period for the temporary chapel had been negotiated with the Planning authority to ensure it was within a 'four year' period after which enforcement action could not be taken. It was not possible to prevent a further extension being applied for, however the fact that a three year temporary period was clearly conditioned here would carry weight.

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;
- Prior to the commencement of work details of a scheme for the replacement of trees shall be submitted to and approved by the Local Planning Authority;
- The chapel hereby approved shall be removed from the site on or before 3 years from the date of the commencement of its use. The Local Planning Authority shall be notified of this date in writing.

43. Ermine West Methodist Church, Trelawney Crescent, Lincoln

The Planning Team Leader:

- a. described the application site, the former Ermine West Methodist Church located on Trelawney Crescent, having been unused for some time
- b. advised that the application before Planning Committee proposed the demolition of the building pending the redevelopment of the site for residential purposes
- c. reported that the application was brought to Planning Committee for consideration on the basis that it was made in the name of the City of Lincoln Council

- d. stated that there were no relevant policies that addressed the specifics of this application for demolition, although the site was situated predominantly in a residential area
- e. advised that consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014 and that there had been no public responses received
- f. advised members that the only issue to be considered as part of the application was to take account of the method of demolition and the manner in which the site would be left after demolition
- g. concluded that the means of demolition would be via a conventional contractor, this was not a large building and the site would then be laid to grass.

Members discussed the content of the report in further detail. Concerns were raised in relation to this application to demolish a structure without determination of an approved scheme for the site going forward. It was suggested that the building should remain in situ until agreed use of the site was decided, then demolished all in one go as part of a future planning application.

The Planning Team Leader confirmed the remit of Planning Committee today to consider only the application before them which was to demolish the building to then be laid to grass.

The Planning Manager noted members comments relating to opinion that there would likely be a lesser impact on residents resulting from demolition of the structure and redevelopment of the site being carried out all in one go.

Members expressed concern regarding the potential for this area to be used as a car park or that instances of anti-social behaviour could take place if laid to grass and not fenced off.

Members referred to opinions in the community that the area was a church site and queried whether the reasoning behind the demolition of the current building was to allow for time to lapse before consideration to be made for the site to be utilised for residential purposes.

The Chair confirmed that the only issue for consideration this evening was the method of demolition and the condition the site would be left in afterwards.

Members requested and received confirmation that there was already a good play area in existence adjacent to the site which was well used, and hopefully would help alleviate any additional anti-social behaviour problems.

The Planning Manager confirmed that he would feedback all comments and concerns made tonight by members to housing officers. This was a City of Lincoln Council planning application which could be capable of influence. He would report back to members by e mail following these discussions.

RESOLVED that prior approval for demolition works be granted, subject to the following condition:

- The works hereby approved shall only be undertaken between the hours of 7.30am and 6.00pm Monday to Friday, 7.30am to 1.00pm on Saturday and not at all on a Sunday or Bank Holiday.

44. Garfield View, Garfield Close, Lincoln

The Planning Team Leader:

- a. described the application site, the three storey flats known as Garfield View, which sat at the northern end of Garfield Close off Queen Elizabeth Road on Ermine West
- b. advised that the application before Planning Committee proposed the demolition of the block as preparatory works for the development of the site to the north for housing
- c. reported that the site already had planning permission for 325 houses with Woodburn Close to the east of the site identified as one of at least two points of access
- d. advised that work was progressing on bringing forward the housing development, however, in the meantime, it was proposed to demolish both this block and also a separate block at the eastern end of the site on Woodburn Close, subject to a separate application on tonight's agenda
- e. outlined the site history relevant to the application as detailed within the officer's report
- f. advised that the application was brought to Planning Committee for consideration on the basis that it was made in the name of the City of Lincoln Council
- g. reported that there were no relevant policies that addressed the specifics of this application for demolition, although the site was situated predominantly in a residential area
- h. advised that consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014 and that there had been no public responses received
- i. explained to members that the only issue to be considered as part of the application was to take account of the method of demolition and the condition in which the site would be left in after demolition
- j. concluded that:
 - The means of demolition would be via a registered contractor.
 - The conventional nature of the building meant that the demolition was not expected to be either complicated or lengthy.
 - There had been no objections received as a result of the consultation period.

Members discussed the content of the report in further detail.

RESOLVED that prior approval for demolition works be granted, subject to the following condition:

- The works hereby approved shall only be undertaken between the hours of 7.30am and 6.00pm Monday to Friday, 7.30am to 1.00pm on Saturday and not at all on a Sunday or Bank Holiday.

45. Woodburn View, Woodburn Close, Lincoln

The Planning Team Leader:

- a. described the application site, the block of three storey flats known as Woodburn View, at the northern end of Woodburn Close off Queen Elizabeth Road on Ermine West
- b. advised that the application before Planning Committee proposed the demolition of the block as preparatory works for the development of the site to the north for housing
- c. reported that the site already had planning permission for 325 houses with Woodburn Close at the east of the site identified as one of at least two points of access
- d. advised that work was progressing on bringing forward the housing development, however, in the meantime, it was proposed to demolish both this block and also a separate block at the western end of the site on Garfield Close, subject to a separate planning application on tonight's agenda
- e. outlined the site history relevant to the application as detailed within the officer's report
- f. advised that the application was brought to Planning Committee for consideration on the basis that it was made in the name of the City of Lincoln Council
- g. reported that there were no relevant policies that addressed the specifics of this application for demolition, although the site was situated predominantly in a residential area
- h. advised that consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014 and there had been no public responses received
- i. explained to members that the only issue to be considered as part of the application was to take account of the method of demolition and the manner in which the site would be left afterwards
- j. concluded that:
 - The means of demolition would be via a registered contractor.
 - The conventional nature of the building meant that the demolition was not expected to be either complicated or lengthy.
 - There had been no objections received as a result of the consultation period.

RESOLVED that prior approval for demolition works be granted, subject to the following condition:

- The works hereby approved shall only be undertaken between the hours of 7.30am and 6.00pm Monday to Friday, 7.30am to 1.00pm on Saturday and not at all on a Sunday or Bank Holiday.