

PLANNING COMMITTEE

**Wednesday, 4 December
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: Nicola Collins, Simon Cousins, Democratic Services, Kieron Manning, Louise Simpson 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 - 6 November 2019	5 - 12
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	13 - 18

- 4. Applications for Development
 - (a) Land At Poplar Avenue/Beevor Street, Lincoln **19 - 38**
 - (b) 311 Burton Road, Lincoln **39 - 48**
- 5. Exclusion of Press and Public **49 - 50**

RESOLVED that the press and public be excluded from the meeting during consideration of the following item(s) 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 to the Local Government Act 1972

SECTION B

- 6. Section 215 Town and Country Planning Act 1990 **51 - 56**
[Exempt Para(s) 6a, 6b]

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
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

(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. 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

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.

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 11 / SCHEDULE DATE: 04/12/2019**

Item No	Status e.g. CAC	Specific Location	Tree Species and description / reasons for work / Ward.	Recommendation
1	N/A	O/S 8 Tower Drive	<u>Abbey Ward</u> 1 x Cherry <u>Retrospective removal notice</u> The tree had excessive canopy imbalance which placed the tree at risk of unpredictable failure; pruning to balance would have led to the creation of a tree of excessively poor form.	Replant with a Cherry in a suitable location.
2	N/A	Birchwood Nature Park	<u>Birchwood ward</u> 4 x willow <u>Coppice</u> These trees are located path side, in dense shade and are showing basal decay.	Approve works
3	N/A	Birchwood Nature Park	<u>Birchwood ward</u> 3 x Pine <u>Fell</u> These trees form a collective dense canopy, their removal will allow for the improved development of several adjoining Hornbeams.	Approve works and replant with 3 Hazel; to be planted at suitable locations within the park.
4	N/A	Birchwood Nature Park	<u>Birchwood ward</u> 5 x Birch 3 x Willow <u>Fell</u> These trees are located in an over populated section of path side edge which	Approve works and replace with native tree species; to be planted at suitable locations within the park.

			has produced trees with excessively tight unions – their removal will encourage the development of a specimen Hornbeam.	
5	N/A	Birchwood Nature Park	<p><u>Birchwood ward</u> 1 x Pine 8 x Birch 1 x Oak <u>Fell</u> These are all young trees which are encroaching onto meadowland due to successional changes.</p>	Approve works and replace with native tree species; to be planted at suitable locations within the park.
6	N/A	Birchwood Nature Park	<p><u>Birchwood Ward</u> 2 Willow <u>Coppice</u> These trees possess over extended canopies that are at risk of failure.</p>	Approve works
7	N/A	Boultham Park	<p><u>Boultham Ward</u> 1 Oak <u>Fell</u> This tree has previously suffered a partial collapse which has created a shear crack at the base of the co-dominant trunk union, as a result the tree liable to fail during storm events.</p>	Approve works and replant with 1 Oak; located in a suitable position within the park.
8	N/A	Hartsholme Country Park	<p><u>Hartsholme Ward</u> 2 x Poplar and 1 x Oak, <u>Fell</u> These trees exhibit suppressed growth due to competition.</p> <p>20 x self-set mixed Acer saplings <u>Fell</u> These trees are located along a cycle path, their removal would improve the retained woodland canopy and promote</p>	<p>Approve works and replant with three English Oak; to be sited at suitable locations within the park.</p> <p>Approve works and replace with native tree species; to be sited at suitable locations within the park.</p>

			<p>growth for more desirable tree species.</p> <p>15 self-set mixed Salix saplings <u>Pollard or coppice</u> This work will mitigate any possible reduction in water flow and also reduce potential hazards which may affect the adjacent footpath.</p> <p>2 x Beech <u>Fell</u> These are large trees exhibit significant die back and extensive decay.</p> <p>1 x Elm <u>Fell</u> This tree is heavily suppressed with an unbalanced canopy which encroaches on the boundary of the camping/caravan site.</p>	<p>Approve works</p> <p>Approve works and replant with two Beech; to be sited at suitable locations within the park.</p> <p>Approve works and replant with a replacement Elm; to be sited at suitable location within the park.</p>
9	N/A	Broxholme Gardens	<p><u>Minster Ward</u> 1 x Western red cedar <u>Fell</u> This tree has suffered significant root damage, as a result the tree is at significant risk of wind throw or unpredictable collapse.</p>	<p>Approve works and replant with a Yew in a suitable location.</p>

Application Number:	2019/0842/RM
Site Address:	Land At Poplar Avenue/Beevor Street, Lincoln.
Target Date:	17th January 2020
Agent Name:	Core Architects
Applicant Name:	Mr Tom Blount
Proposal:	Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of phase 2 of Lincoln Science and Innovation Park, as require by outline planning permission 2017/0586/OUT

Background - Site Location and Description

Outline planning permission was granted conditionally in 2017 (2017/0586/OUT) for the principle of development to erect two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of Phase 2 of Lincoln Science and Innovation Park. All matters were reserved.

An application of reserved matters is now submitted for a 3 storey building to accommodate offices located to the west of Poplar Avenue and north of Beevor Street adjacent to the existing Science and Innovation Park buildings. The building would provide accommodation for new start-up businesses as well as "grow on space" for companies expanding and moving from the Boole Technology Centre.

The Lincoln Science and Innovation Park was founded in 2012 as a joint venture between the University of Lincoln and the Lincolnshire Co-op. It is allocated as a strategic employment site within the Central Lincolnshire Local Plan. The presumption will be for the Strategic Employment Sites to meet the needs for large scale investment that requires significant land take. Small scale and/or piecemeal development that prevents the delivery of large scale investment will be refused.

The application site is located to the west of Poplar Avenue and to the north of Beevor Street. To the east of the site is the Boole Technology Centre and the Charlotte Scott building to the north.

Site History

Reference:	Description	Status	Decision Date:
2017/0586/OUT	Erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of Phase 2 of Lincoln Science and Innovation Park (Outline)	Granted Conditionally	15th September 2017

Case Officer Site Visit

Undertaken on 21/11/2019.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP5 Delivering Prosperity and Jobs
- Policy LP26 Design and Amenity
- Policy LP31 Lincoln's Economy

Issues

- National and Local Planning Policy
- Design
- Flood Risk and Surface Water Drainage
- Contaminated Land
- Air Quality and Sustainable Transport
- External Plant Noise
- External Lighting
- Construction/Demolition Impacts
- Highways
- Archaeology

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Highways & Planning	Comments Received
Environment Agency	Comments Received
Anglian Water	No Response Received

Public Consultation Responses

Name	Address
Mr Simon Gillott	European Metal Recycling Limited Sirius House, Delta Crescent Warrington WA5 7NS

Consideration

Principle of Development and Site Allocation

The site is allocated as a Strategic Employment Sites, identified as E2 Lincoln Science and Innovation Park. These sites are reserved for B1, B2 and B8 Uses. The presumption will be for the Strategic Employment Sites to meet the needs for large scale investment that requires significant land take. Any non-B class uses will only be supported where the applicant can demonstrably show that it is ancillary to the effective functioning of the Strategic Employment Site.

Design of the Development

The building form and external elevations take reference from the site location and the existing adjacent buildings. The elevations are predominantly red facing brickwork with vertical recessed panels containing the glazing/windows that echo the industrial buildings and the old substation entrance at the Boole Technology Centre building. The north and south elevations to the building have aluminium cladding panel surrounds to the brick/glazing entrances. Translucent panels at the top of the cladding would further signal the entrances/access and provide signage for the building. External plant located on the roof would be screened with horizontal aluminium louvre panels.

It is considered that this is an appropriate palette of materials for this style building and also in this location. A good quality red brick will be key to achieving the high quality building desired by the applicants. This can be secured by condition. The proposal therefore accords with Policy LP26 of the local plan.

The proposed building has been designed to be built in two phases. It's the client intention to complete both phases within a relatively short time scale, however there would be a period when only the first phase of the building would be complete. During this period a "temporary" south elevation and area of open space on the site will be visible. The proposed temporary elevation of red brick with recessed panels would be an appropriate design.

The building would also be supported by a scheme of hard and soft landscaping. The soft landscaping would include areas of grass for amenity use, ornamental planting and planting to incorporate the surface water drainage scheme. The area for phase 2 of the scheme would be planted as a wildflower area prior to the phase 2 expansion.

Contaminated Land

The applicants have submitted a site investigation report as part of a separate Reserved Details application in relation to this site. This details have been considered by the City's Pollution Control Officer and are appropriate. An appropriate remediation scheme is still required for this particular building, these details could be secured by condition.

Highways

The car park contains 52 parking spaces which includes 4 disabled user spaces and 6 dedicated electric charging spaces. Vehicular access to the building would be taken from Beevor Street. Pedestrian access would be taken from Poplar Avenue, being a

continuation of the pedestrian path from the Boole Technology Centre.

The Civic Trust have raised concerns about the access to the site from Tritton Road and the reliance on private transport to gain access to the site.

The Highways Authority have raised no objections to the proposed scheme but have requested a number of conditions should permission be granted.

Flood Risk and Surface Water Drainage

A scheme for surface water drainage has been submitted as part of a Reserved Details application, which has been approved by the Environment Agency. Flood Risk would be managed by ensuring finished floor levels of the new development are set no lower than 5.80m ODN as per the perimeters set out in the outline application. This is indicated on the plans submitted with the application. Therefore there are no technical concerns with regards the management of flood risk.

Environmental Impacts

Air Quality and Sustainable Transport

The scheme allows for 6 electric vehicle charging points which would be a positive addition to the scheme.

Noise

It is noted that a noise impact assessment has been submitted which concludes that provided the building is fitted with standard thermal glazing and mechanical ventilation, the internal noise levels would meet those considered acceptable within the relevant British Standard.

It is also noted that a nearby site operator has submitted their own noise assessment, which, in part, highlights some concerns about the robustness of the applicant's noise report.

The City's Pollution Control Officer has reviewed both documents and whilst it is acknowledged that some of the concerns raised may have some validity (e.g. whether the noise monitoring undertaken on behalf of the applicant was of long enough duration to be representative of the existing noise climate), it is not considered that the conclusions of the applicant's noise report are incorrect. Having read the nearby operator's noise report, there does not appear to be sufficient contradictory evidence to show that the proposed mitigation measures wouldn't be capable of achieving adequate sound levels for the intended use.

Therefore the submitted noise assessment and highlighted mitigation measures are sufficient for the proposed use of the building. This accords with local plan policy LP26 which requires for development adjacent to, or in the vicinity of, existing 'bad neighbour' uses to demonstrate that both the ongoing use of the neighbouring site is not compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site. It is considered that this has been adequately addressed.

Archaeology

The City Archaeologist has reviewed the information supplied by the applicant, in particular the Archaeological Borehole Assessment prepared by Delta Simons (Project No. 16-1048.04). They concur with the authors of the report that the borehole survey indicates that there will be no impact on archaeological remains as a result of the proposed development and that no further archaeological work on this plot is required.

It should be noted that as further parts of the Outline permission are developed it will be necessary to undertake more boreholes to inform those phases.

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

Pre application advice sought.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed development would be in accordance with the perimeters set out in the Outline planning application and would be in accordance with the local plan allocation. The proposed building would be of an appropriate design and would be a beneficial addition to the next phase of the LSIP development.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Conditions

- Development to commence within 3 years
- Development to be in accordance with the plans
- Materials
- Remediation scheme

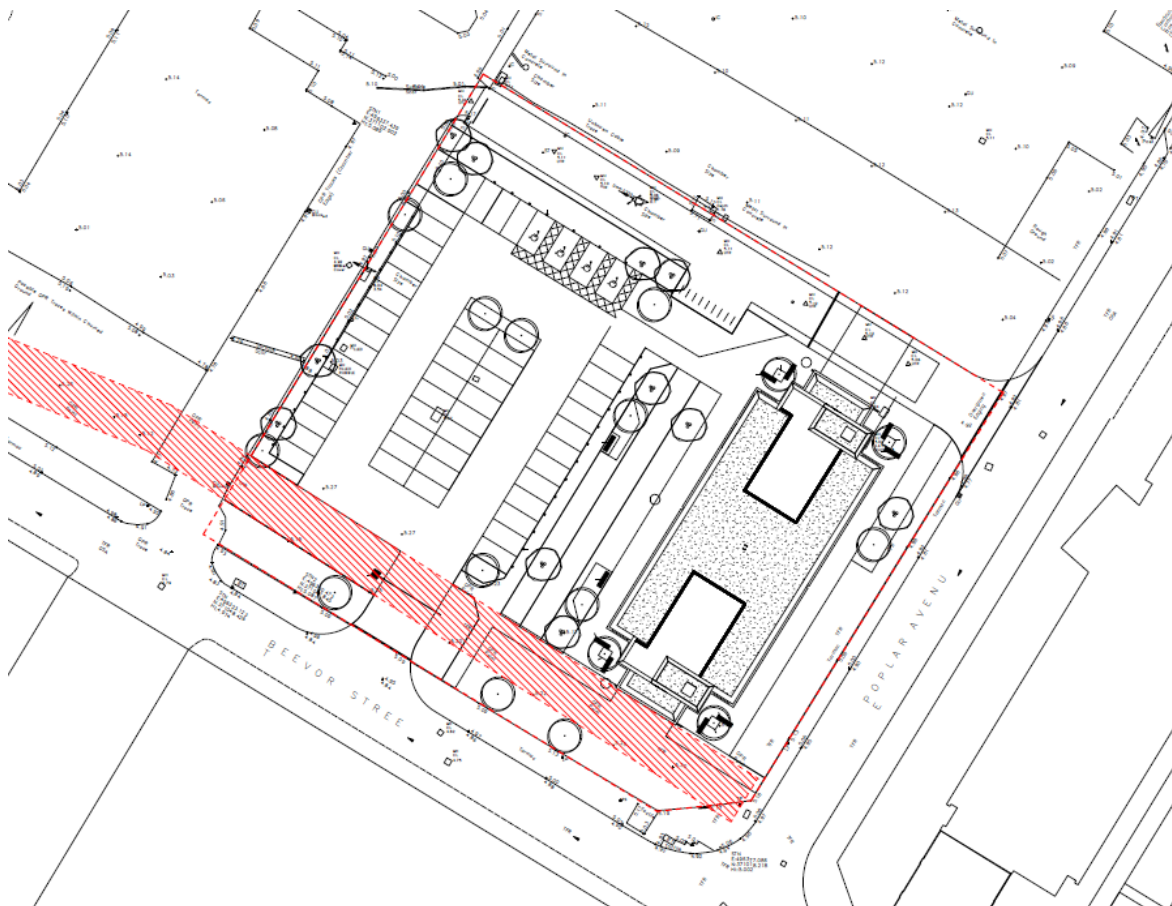
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Plans

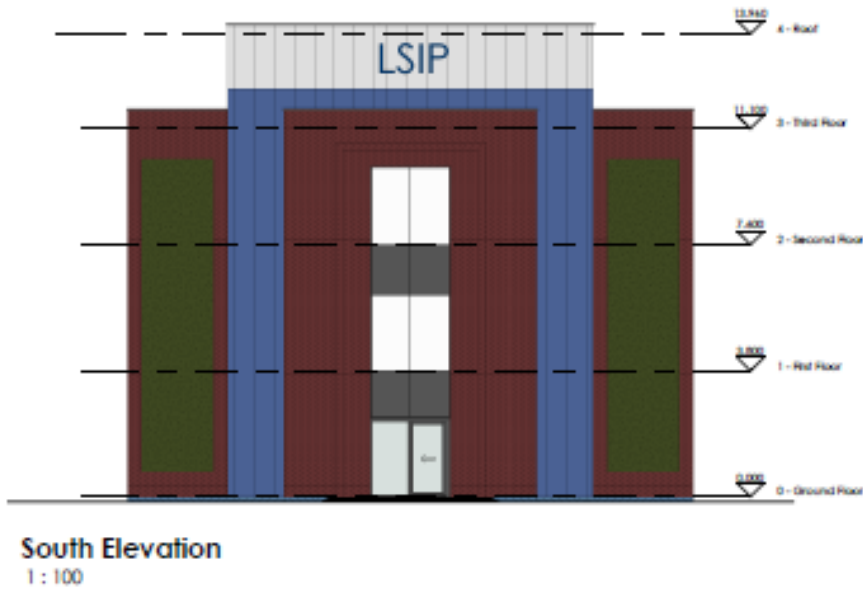
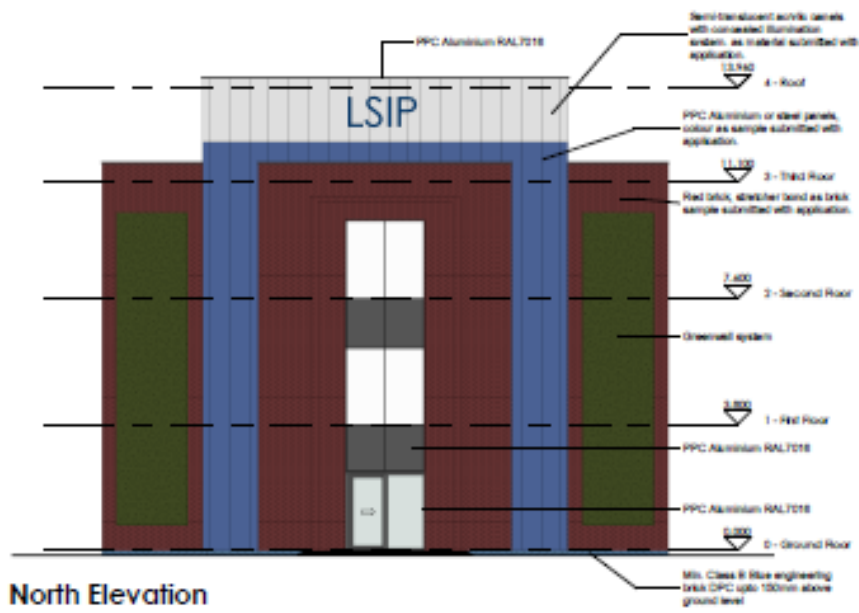
Site Location Plan

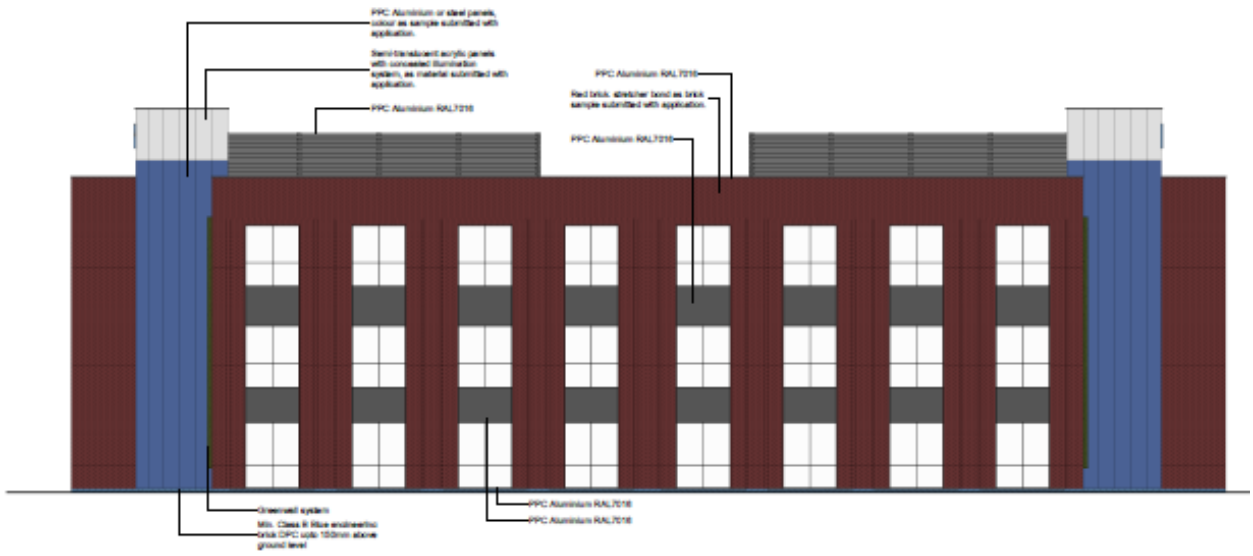


Site Layout Plan



Proposed Elevations



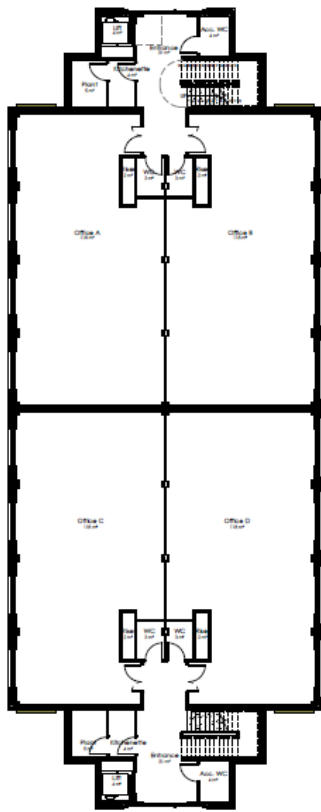


West Elevation

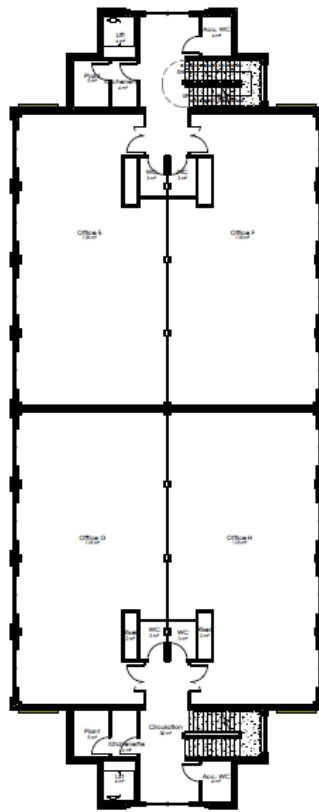


East Elevation
1 : 100

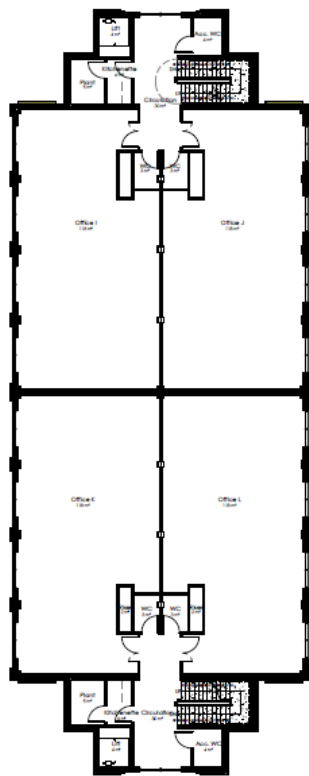
Proposed Floor Plans



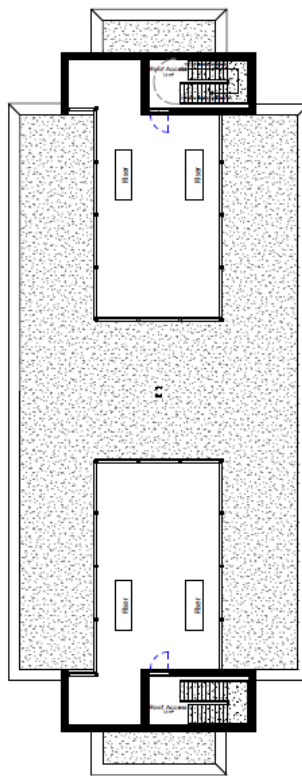
0 - Ground Floor



1 - First Floor



2 - Second Floor
1:100



3 - Third Floor
1:100

Consultee Comments



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2019/0842

29th October 2017

Development Team
City Hall
Beaumont Fee
Lincoln
Lincolnshire
LN11 DF

Town and Country Planning Act 1990

Consultation on Approval of Reserved Matters

Land At Poplar Avenue/ Beevor Street, Lincoln

Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of phase 2 of Lincoln Science and Innovation Park, as require by outline planning permission 2017/0586/OUT

Lincolnshire Police Do Not have any objections to this Reserved Matters application.

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

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

Yours sincerely,

John Manuel
Force Crime Prevention Design Advisor
John.manuel@lincs.pnn.police.uk

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

Our ref: AN/2019/129691/01-L01
Your ref: 2019/0842/RM
Date: 06 November 2019

FAO Lana Meddings

Dear Lana

**Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of Phase 2 of Lincoln Science and Innovation Park, as required by outline planning permission
Land at Poplar Avenue/Beevor Street, Lincoln**

Thank you for your consultation of 23 October 2019 regarding the above reserved matters application.

I wish to highlight Condition 17 of the outline permission, imposed to manage flood risk:

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (2017s5569 v3.0 April 2017) and the following mitigation measures detailed within the FRA:

1. Finished floor levels of the new development will be set no lower than 5.80m ODN
2. Flood resilient and resistant construction techniques should be used.

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

The submitted drawings do not appear to confirm the floor levels in terms of height above Ordnance Datum.

Providing the above condition is adhered to we have no objection and no further comments to make on the reserved matters.

Ceres House, Searby Road, Lincoln, LN2 4DW
Customer services line: 03708 508 506
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.

Cont/d..

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

Nicola Farr
Sustainable Places - Planning Advisor

Direct dial 02030 255023

Direct e-mail nicola.farr@environment-agency.gov.uk

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070

To: Lincoln City Council

Application Ref: 2019/0842/RM

Description of development

Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of phase 2 of Lincoln Science and Innovation Park, as require by outline planning permission 2017/0586/OUT

Address or location

Land At Poplar Avenue / Beevor Street, Lincoln

With reference to the above application received 22 October 2019

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

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

HI03

The permitted development requires the formation of a new vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. For approval and specification details, please contact vehiclecrossings@lincolnshire.gov.uk

HI08

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

HP33

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

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and

hydrogeological context of the development;

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

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

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

HP00

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

The Construction Management Plan and Method Statement shall include;

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

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

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

Note to Officer

The bus stop proposed on Poplar Avenue in the Design and Access Statement is not required.

Case Officer:

Becky Melhuish
for Warren Peppard
Head of Development

Date: 11 November 2019

Consultee Comments for Planning Application 2019/0842/RM

Application Summary

Application Number: 2019/0842/RM

Address: Land At Poplar Avenue/Beevor Street Lincoln

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of phase 2 of Lincoln Science and Innovation Park, as required by outline planning permission 2017/0586/OUT[cr]

Case Officer: Lana Meddings

Consultee Details

Name: Ms Catherine Waby

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

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

No Objection - COMMENT: We are once again concerned about the access to the site from Tritton Road which will only get worse as the increase in traffic from ANY development in this area will create. This development will NOT utilise public transport or cycle routes as the majority of visits to and from the site will be from people who live away from the City and will commute by private transport. A major re-think of the infrastructure in this area needs to be undertaken if having created the science park, we are to attract businesses and activity to take up the sites.

Neighbour Comments

Lana

Thanks for your email notifying me of the additional planning application, which has been submitted to discharge other conditions of permission 2017/0586/OUT.

I instructed our own Environmental Consultants, MAS Environmental, to review the noise impact assessment which has been submitted as part of application 2019/0857/RD.

Please find attached the report from MAS, which I would summarise as follows:

- MAS have raised some specific concerns regarding the noise impact assessment undertaken by Stroma Built Environment, which they consider to be extremely poor in terms of substance and reliability.
- The noise assessment was undertaken over 2 days on the 27th & 28th August, meteorological records indicate that the conditions were high temperatures peaking at 30 degrees Celsius with a wind direction emanating from the south south easterly and east south easterly on the 27th and south west and west south west on the 28th. Therefore, the EMR site was 'upwind' of the proposed site when in fact the reporting conditions chosen should have been down wind from EMR towards the development site.
- The SBE report is not in accordance with British Standards as it does not report the wind direction or temperature – the above data has been provided by MAS.
- The SBE report claims to be 'long term' monitoring, measurements over 2 days cannot be considered long term. The noise survey appears to have begun around 1pm on the 27th and completed at 9am on the 28th, this is less than one day and insufficient to provide a representative dB LAeq value.
- The SBE report does not specifically consider any noise impact from EMR Lincoln. MAS have therefore reviewed this based on noise information they have from our site dating back to 2018 in connection with another residential application. The typical worst case noise levels during the operation of EMR (continuous loading of Shear) around 60-61dB LAeq,T at 70m north of the site and the maximum peak sound levels LAeq 100ms were typically around 83dB. Adjusting this for a distance of 290m (the distance between EMR and the proposed site) the readings would equate to 48-49dB LAeq and 71dB respectively.
- The noise level of 48-49dB will be acceptable in an open plan office setting where windows are closed.
- The peak/maximum noise event (handling/tipping) would be perceptible in an open plan office, but would be masked by other noise telephone/printers etc. The peak noise would however cause an impact if there are separate cellular offices, meeting or training rooms proposed particularly on the western façade.
- As a result of this MAS are recommending that the specification of the glazing should be increased by an additional 9dB to provide additional sound reduction.

Building 2A is the first phase of development and is on one of the plots furthest from the EMR site and therefore noise mitigation on future phases is going to be of critical importance as the development moves closer to the EMR site.

The above summary and MAS report also highlight significant failures in the methodology of the noise impact assessment submitted by the developer, particularly in relation to the duration of the assessment and the prevailing weather conditions. The requirement for potential noise mitigation will become more of an issue with later phases and so it will be very important that adequate noise assessments are undertaken or reflect the data we have provided for the EMR site.

I would ask that the recommendation to increase the glazing specification is considered when determining this application.

Can you please confirm if this email is sufficient on its own or if I need to submit via the planning website as well?

Regards

Simon

Photos







Application Number:	2019/0899/HOU
Site Address:	311 Burton Road, Lincoln, Lincolnshire
Target Date:	4th January 2020
Agent Name:	Karaolides Szynalska Architects Ltd
Applicant Name:	Mr James Scott
Proposal:	Erection of single storey rear extension to be timber cladded and alteration of existing roof line to accommodate installation of dormer to rear.

Background - Site Location and Description

311 Burton Road is a two storey, detached property located on the north side of Burton Road. The house is set within extensive front and rear gardens and has residential properties on either side.

Permission is sought for a single storey rear extension, rear dormer window and three roof lights to the front elevation.

This application is brought before Planning Committee because the applicant is related to an employee of the City Council.

Site History

Permission was granted in 2018 (2018/0670/HOU) for a part two, part single storey rear extension. Demolition of the existing garage and erection of new single storey detached garage as well as the addition of a two storey front extension.

Case Officer Site Visit

Undertaken on 20th November 2019.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan – Policy LP26

Issues

- Visual Amenity and Design
- Impact on Neighbours
- Technical Matters

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Response Received when this report was written

Public Consultation Responses

No responses received.

Consideration

Visual Amenity and Design

Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) is permissive of extensions to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both the construction and life of the development, the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

The proposed rear extension would extend the length of the property and be timber clad with grey aluminium doors and windows. The extension would allow a modest extension to the kitchen and dining area.

To the front of the property it is proposed to insert 3 roof lights to allow the conversion of the roof space. The conversion would also require a dormer window to the rear of the property. This would be clad in the same timber as the ground floor extension. The dormer would accommodate an additional bedroom in the roofspace.

Residential Amenity and Impact on Neighbours

The property has residential dwellings to the adjoining boundaries. No objections have been received from these neighbours at the time of writing this committee report.

The application property sits within an extensive plot with a large rear garden, therefore the properties to the east would be of sufficient distance that they would be unaffected by the proposal. To the north and south the properties would have glimpsed views of the single storey rear extension but would have no impact on their current level of amenity. The proposed dormer window would offer additional views towards the rear gardens of the adjacent properties. However this is relationship which already exists from existing first floor windows and would not have a detrimental impact on the amenity currently enjoyed by the neighbouring residents.

Highways

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

Conclusion

The extensions are of an appropriate design and would be in keeping with the scale of the host property and the adjacent neighbours. There would be no impact on the amenity of the adjacent neighbours and as such it is considered that the proposed development would be in accordance with local plan policy LP26.

Application Determined within Target Date

Yes.

Recommendation

That the decision to Grant Conditionally is delegated to the Planning Services Manager subject to no further comments being received within the consultation period.

Conditions

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

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Site Location Plan



Existing Elevations



West

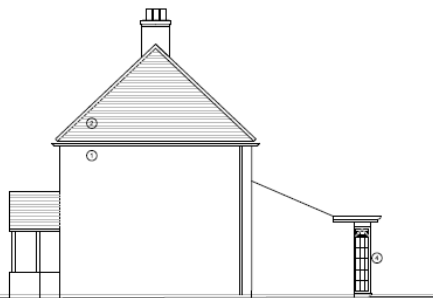


North

- 1 Existing br
- 2 Existing cla
- 3 Existing wh
- 4 Proposed ti
- 5 Proposed g
- 6 Lead roof
- 7 Single ply r
- 8 Velux roof

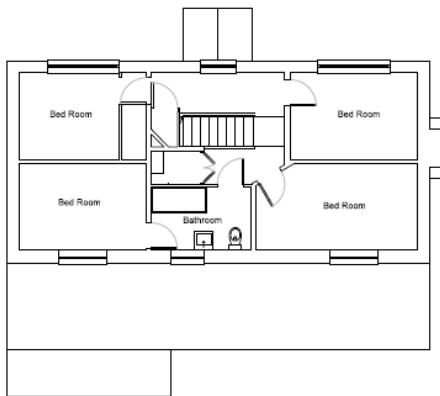


East

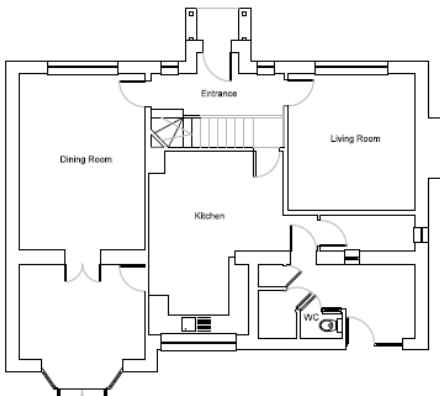


South

Existing Floor Plans



First Floor Plan

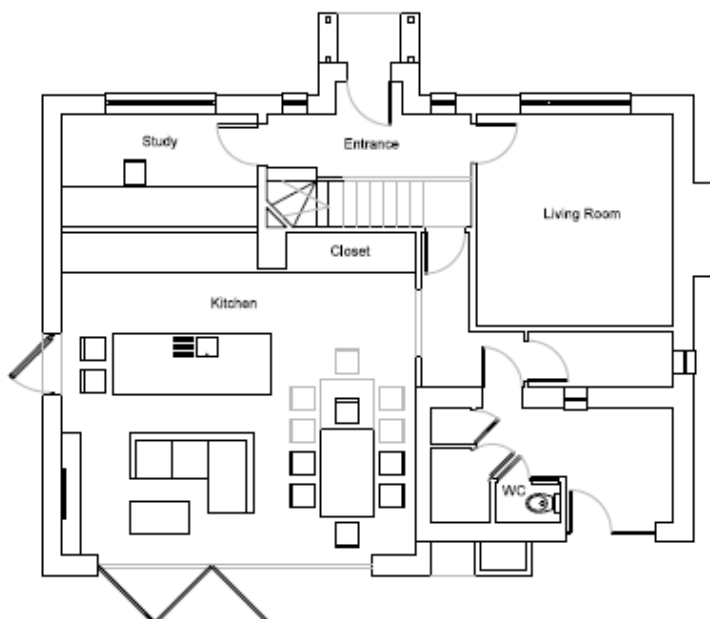


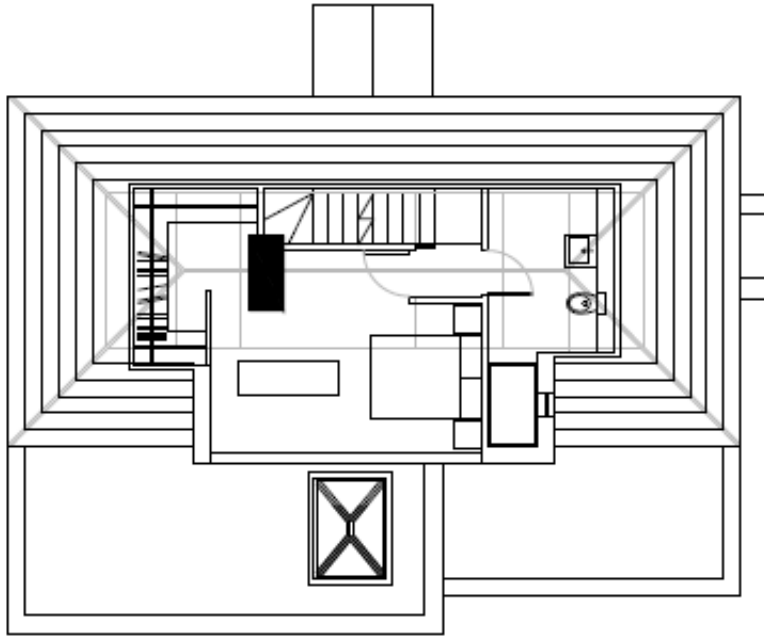
Ground Floor Plan

Proposed Elevations



Proposed Floor Plans





Site Photos





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SUBJECT:	EXCLUSION OF THE PRESS & PUBLIC
DIRECTORATE:	CHIEF EXECUTIVE & TOWN CLERK
REPORT AUTHOR:	CAROLYN WHEATER, MONITORING OFFICER

1. Purpose of Report

1.1 To advise members that any agenda items following this report are considered to contain exempt or confidential information for the reasons specified on the front page of the agenda for this meeting.

2. Recommendation

2.1 It is recommended that the press and public be excluded from the meeting at this point as it is likely that if members of the press or public were present there would be disclosure to them of exempt or confidential information.

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Document is Restricted

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