

## PLANNING COMMITTEE

**Wednesday, 25 March 2020**

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

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

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

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## A G E N D A

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<b>SECTION A</b>	<b>Page(s)</b>
1. Confirmation of Minutes - 26 February 2020	<b>5 - 14</b>
2. Declarations of Interest	
Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
3. Work to Trees in City Council Ownership	<b>15 - 22</b>

#### 4. Applications for Development

- |   |                |
|---|----------------|
| (a) Site Of Former St Giles Youth Centre, Swift Gardens, Lincoln  | <b>23 - 30</b> |
| (b) IMP Trail: Situated at 30 Locations from Newport Arch to the North and St. Marks Square to the South as Shown on Map Submitted with Application | <b>31 - 36</b> |
| (c) 311 Burton Road, Lincoln  | <b>37 - 50</b> |
| (d) 15 Aldergrove Close, Lincoln  | <b>51 - 64</b> |

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

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

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

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

The application files contain the following documents:

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

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

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

### **Criteria:**

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

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

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

**Present:** Councillor Naomi Twedde (*in the Chair*),  
Councillor Biff Bean, Councillor Bill Bilton, Councillor Alan Briggs, Councillor Kathleen Brothwell, Councillor Gary Hewson, Councillor Ronald Hills, Councillor Rebecca Longbottom, Councillor Edmund Strengiel and Councillor Pat Vaughan

**Apologies for Absence:** Councillor Bob Bushell and Councillor Chris Burke

**58. Confirmation of Minutes - 29 January 2020**

RESOLVED that the minutes of the meeting held on 29 January 2020 be confirmed.

**59. Declarations of Interest**

Councillor Biff Bean declared a Personal and Pecuniary Interest with regard to the agenda item titled 'Application for Development: 86 Wolsey Way, Lincoln'

Reason: He was known to the agent of the proposed development. He left the room during the discussions on this item and took no part in the vote on the matter to be determined.

Councillor Edmund Strengiel declared a Personal and Pecuniary Interest with regard to the agenda item titled 'Application for Development: 86 Wolsey Way, Lincoln'.

Reason: He was known to the agent of the proposed development. He left the room during the discussions on this item and took no part in the vote on the matter to be determined.

**60. 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 requested further clarification on the reference within the schedule of work to trees in Abbey Ward located at the Allenby Road junction with Rookery Lane?

The Arboricultural Officer apologised for quoting the wrong location for the trees, which were actually located close to Wickes Building Supplies on the Allenby Road junction.

Members referred to the reference within the work to trees at Hartsholme Country Park and asked why pollarding works had been requested on a tree with a substantial defect?

The Arboricultural Officer advised that the tree in question was a mature specimen approximately 15 meters tall. The tree had a large open crack 5 metres in length and was starting to degrade. Pollarding would allow the retention of the tree whilst also reducing the risk of catastrophic collapse. It was hopeful the tree may regenerate and be saved.

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

**61. Application for Development: Land Adjacent to Yarborough Leisure Centre, Riseholme Road, Lincoln**

The Planning Team Leader:

- a) described the application site on land in front of Yarborough Leisure Centre allocated as a site for residential development in the adopted Local Plan, currently owned by the City of Lincoln Council with agreement to sell the land to the applicants
- b) advised that planning permission was sought by Bishop Grosseteste University (BGU) for the erection of a three storey building for new teaching space and erection of five buildings for student accommodation made up of three, four and five storeys, with vehicular access from Riseholme Road and provision of 40 car parking spaces
- c) provided details of the policies pertaining to the application, as follows:
  - National Planning Policy Framework; Chapters
    - 2: Achieving Sustainable Development
    - 4: Decision Making
    - 5: Delivering a Sufficient Supply of Homes
    - 6: Building a Strong Competitive Economy
    - 11: Making Effective Use of Land
    - 12: Achieving Well-Designed Places
  - Central Lincolnshire Local Plan. Policies
    - LP1: A Presumption in Favour of Sustainable Development
    - LP10: Meeting Accommodation Needs
    - LP26: Design and Amenity
    - LP32: Lincoln's Universities and Colleges
    - LP29: Residential Allocations-Lincoln
- d) outlined the responses made to the consultation exercise

e) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:

- National and Local Planning Policy
- Visual Appearance and Impact
- Impact on Adjacent Residents
- Traffic and Pedestrian Safety
- Trees, Open Space and Ecology
- Drainage, Archaeology, Ground Conditions

f) concluded that:

- The application before Planning Committee had been carefully considered and was sensitive to the context of the local area.
- The site had an allocation for housing in your adopted Local Plan and the use proposed, whilst not conventional housing, provided significant residential accommodation.
- The proposal allowed BGU to continue to develop and ensured that there was little impact on their neighbours and the wider City.
- The design of the new buildings, their scale, location and the materials with which they were to be built were appropriate to this part of the City and the use would not cause harm to the amenity of local residents.
- The tree cover and landscaping of the site had gone through detailed consideration and an acceptable solution could be agreed.

g) recommended that planning permission be granted subject to the conditions outlined at page 21 of the officer's report, together with additional conditions requiring the implementation of a surface water drainage scheme and the formation of a new vehicular access.

Mr Jeremy Wright, addressed Planning Committee in objection to the proposed development, covering the following main points:

- He spoke on behalf of Lincoln Civic Trust which objected most strongly to the planning application and recommended refusal.
- He also spoke on behalf of 30 other local residents who were all against the planning application.
- The location of the proposed development on Riseholme Road, represented the former Roman Ermine Street as the entrance to Historic Lincoln with distant views of the cathedral visible between the trees lining both sides of the road.
- Dwellings were set well back from the road with large front gardens, and an integral feel of a green and well planned City.
- The character of the new development next to the road would contrast massively to the existing area causing a huge impact.
- The proposal was maximum density comprising large buildings.
- Policy LP29 referred to the need to protect the dominance and approach views of Lincoln Cathedral.
- The development proposed was made up of standard student flats and a non-descript office block.
- It would create a new landmark for this area of the City out of symmetry with the surrounding houses.

- There was conflict with Policy LP32 which supported the ongoing development of higher and further education establishments in the City, provided that these were well integrated with and contributed positively to their surroundings.
- The development should be built no higher than 2 storey.
- The addition of a five storey building would dwarf the adjacent Castle Academy and local houses.
- The proposed scheme imposed inadequate access for fire appliances.
- The proposed development had been 'shoe horned' into an inappropriate area.
- The University of Lincoln recently opposed a new development having stated previously that there was sufficient provision for student housing.
- The demand for universities could very quickly alter.
- Several accommodation blocks laid empty on the Riseholme campus and this could happen here too.
- The proposal represented an overdevelopment.
- There was an available site on the existing campus four times larger.
- Access, traffic, walking and parking issues.
- This planning application should be refused and reconsidered.

Mr Bob Walder, addressed Planning Committee in support of the proposed development, covering the following main points:

- He spoke as Chair of the BGU University Council.
- BGU was a successful gold rated teaching University.
- Students came from the City and County.
- The University offered post graduate training through to teaching qualifications and apprenticeships.
- Established in 1862 the University had been in situ before most of the houses.
- BGU took the safety and well-being of its students very seriously and offered quality teaching facilities.
- BGU was not seeking hundreds of more student accommodation, it needed to consolidate what it already had and improve the quality of accommodation.
- Students were dispersed throughout the community at the current time with accommodation becoming tired and in need of modernisation.
- This project had been designed following consultation, community involvement and discussion with officers.
- There was an excellent record of management at the University, with high quality campus facilities.
- BGU was a good neighbour to surrounding properties.
- It strived to meet the desires of students moving forward.
- BGU was able to mitigate potential problems on campus arising from time to time although these were rare.
- BGU made a major contribution to the community in general together with the economic structure of the City.
- This is the reason why this planning application was submitted.

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

- It was rare for the Lincoln Civic Trust to make negative recommendations.

- The proposals represented overdevelopment in scale/massing.
- The rest of the BGU campus was much lower in density. The proposed development would be sited right up to the road and not set back like the houses.
- The Fire Authority required access to the buildings for fire appliances to meet building regulation standard in order to remove their objection, which would be difficult to achieve if mature trees were to line the access route.
- Buildings of five storey in height were above that of any other development in the area and were out of context/design and style.
- There was room for student accommodation here but not in this form.
- There were issues surrounding parking.
- The density of the proposed accommodation caused concern for local people and indeed the students who would live there.
- There were no ecological measures e.g. green roofs.
- There was more opportunity for Photovoltaic cells (p.v cells) on the teaching buildings but nowhere else on site.
- Loss of greenery. The trees may no longer be in situ if access was required for emergency vehicles.

Members offered individual comments in support of the proposed scheme as follows:

- The concerns of local residents regarding local amenity were understood, however, the needs of all people in the City should be considered and purpose built student accommodation was needed.
- The reputation of BGU was respected and the need for purpose built student accommodation well presented this evening.
- If purpose built accommodation wasn't available then students would take up much needed family accommodation in the City.

Members raised questions as follows:

- How would the University ensure that students from the new accommodation would not park their cars in local streets?
- Where would the students reside in their second year at the University?
- In terms of climate emergency/sustainable aspects of the building, why was there a need for so many car parking spaces taking into account its easily accessible location?

The Planning Team Leader offered the following points of clarification:

- Planning conditions could not influence where students chose to park their cars. However, BGU had stated within their contract for the student accommodation that residents should not bring a car and that it would seek to enforce this as it had done in other areas.
- The access distance between the buildings of the new development would be 8-10 metres. The Fire Service needed an access distance of 3 metres. There was potentially plenty of available space for landscaping between the buildings. Normal building regulations would be complied with.
- PV cells would be provided on the teaching buildings and potentially elsewhere.
- There would be no loss to the number of trees onsite. Trees would be removed, however, they would be replanted using extra heavy standard specimen trees.

- Second year students would live out in the community or other purpose built student accommodation.

RESOLVED that planning permission be refused.

Reason:

The application as proposed would be harmful to the character and local distinctiveness of the site and its surroundings by reason of the height and massing of the proposed buildings contrary to the provisions of Policy LP26 of the Central Lincolnshire Local Plan.

**62. Application for Development: 86 Wolsey Way, Lincoln**

*(Councillors Bean and Strenziel left the room for the discussion on this item having declared a personal and pecuniary interest in the matter to be discussed. They took no part in the decision making process).*

The Planning Manager:

- a) advised that planning permission was sought for a two storey front extension to 86 Wolsey Way, Lincoln, a two storey detached dwelling
- b) added that a single storey side extension was also shown on the drawings although it did not require consent as a permitted development
- c) reported that the application was brought before Planning Committee at the request of Councillor Jackie Kirk
- d) provided details of the policies pertaining to the application, as follows:
  - Policy LP26: Design and Amenity
  - National Planning Policy Framework
- e) outlined the responses made to the consultation exercise
- f) referred to the update sheet which provided a further response from the neighbour at 92 Wolsey Way, and a response from Councillor Jackie Kirk including images in consideration of the wider impact the construction of this development would have on the two junctions in close proximity to the property
- g) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
  - Impact on Residential Amenity
  - Impact on Visual Amenity
  - Impact on Highway Safety
- h) concluded that the proposed extension would not cause unacceptable harm to visual amenity, residential amenity or highway safety, in accordance with the relevant policies of the National Planning Policy Framework and Central Lincolnshire Local Plan.

Mr Ernie Thompson, local resident, addressed Planning Committee in objection to the proposed development, covering the following main points:

- He thanked officers for allowing him the opportunity to speak.
- He settled in the City 20 years ago with his wife due to securing employment here.
- He purchased his bungalow at that time looking forward to a happy home, garden and amenity in retirement.
- He had enjoyed unobstructed light at his property for 20 years.
- He referred to National Planning Policy Framework 2019 and the 2017 Central Lincolnshire Local Plan.
- Loss of light resulting from the proposed extension would affect his ensuite/internal hall/ master bedroom and kitchen.
- Loss of light would be endured in his mature garden.
- The drawings within the officer's report showing indicative shadowing were not to scale.
- The proposals would result in a 2 storey 35 foot wall being created four feet from his perimeter fence.
- The development would enclose his family and overshadow his garden and greenhouse.
- He referred to The Central Lincolnshire Local Plan Paragraph 5.11.3 (and LP26) which in context stated that any development should not impact negatively upon the amenity experienced by neighbours.
- He referred also to paragraph 5.11.4 which stated that developers would be expected to explain how the policy matters had been addressed within their development proposals (where appropriate) in the Design and Access Statement submitted with their planning application.
- He was not against this development, in principal, however, there had been no discussion or compromise on an alternative plan.
- The proposal would block out his natural sunlight and also the heat to his property. This would cost more to keep the property warm.
- Economic considerations of increased heating costs and light needed to be taken into account.
- Issues of ecology/biodiversity.
- Impact on wildlife.
- The health and wellbeing of himself and his wife had not been taken into account.

Councillor Jackie Kirk, addressed Planning Committee as Ward Advocate in respect of the proposed development, covering the following main points:

- She represented Glebe Ward residents as Advocate, and neighbour Mr Ernie Thompson.
- Issues with disturbance during construction hours.
- She referred to the update sheet which included additional photographs showing the relationship between the proposed development in proximity to the two junctions on Wolsey Way.
- The existing double garage was located closer to the first roundabout.
- The third photograph on the update sheet showed the driveway of the property on the right hand side between the two major junctions.
- There had been major accidents at the junctions with damage to fencing/hedges.
- She referred to the google map photo on the last page of the update sheet which was hardly what would normally be classed as a cul-de sac, in

reality it was a cluster of three properties in very close proximity to each other with two of the properties sharing the same driveway and all listed as Wolsey Way.

- Shadowing issue - the longest day being the 21 June at the height of summer would cause greater overshadowing than the design diagram provided.
- Policy LP26 called for respect of the existing topography, landscape character and identity, and related well to the surroundings, particularly in relation to siting, height, scale, massing, form and plot widths, together with compatibility with neighbouring land uses.

Mr Rob Bradley, agent for the application, addressed Planning Committee in support of the proposed development, covering the following main points:

- This was an interesting application.
- There had been an in depth objection from the owners of No 92 Wolsey Way, although from no other neighbours.
- Councillor J Kirk had called in the application.
- Councillor Kirk referred in the update sheet to adverse effect on neighbouring properties, especially No 84, however this neighbour had not objected.
- In terms of highway safety, the hardstanding area for vehicles had been increased so that the owner of no 86 Wolsey Way would not need to park on the roadside.
- The applicant was happy for an extra condition to be imposed on the grant of planning permission requiring a Construction Management Plan.
- Trees/shrubs located 3.5 metres high to the south of No 86 offered shadowing part of the day and this would not change. There would be no effect on the trees.
- Surface water- there would be no effect on drainage.
- The extension would not put additional strain on the property or drainage.
- This scheme was unique in that the property was shielded by the existing garage.
- In terms of light, the extension would not cause undue harm to the neighbours' amenity. There would be additional shading to the side of the neighbours' property, however, this contained a bathroom and en suite window in the side elevation facing the proposed extension and not habitable rooms, therefore the impact would be limited.
- The extension would be erected on a piece of land which would be otherwise useless to the occupants.
- The application was supported by officers.
- He hoped members of Planning Committee could also offer their support to the proposals.

Members discussed the content of the report in further detail, raising individual concerns/questions as follows:

- Were there any planning concerns in relation to loss of light to the adjoining property being harmful enough to merit the planning application being refused?
- Had planning permission not been refused for the same site previously?
- If there was a degree of shading to the adjoining property at 9.00am, this would get worse during the day.

- Would the existing mature tree roots be damaged during construction work?
- What conditions were imposed on construction works?
- Where would the materials be stored?

The Planning Team Leader offered the following points of clarification:

- In terms of loss of light there would be a degree of overshadowing to the adjoining property, however, officers considered this was not significant enough to warrant refusal.
- If planning permission had been refused before 1998 this was sufficient time ago not to have any current relevance as it pre-dated existing policies.
- It was not possible for the Planning Authority to have any influence in respect of tree roots in the neighbours garden as it was the owners right to deal with trees within the curtilage of their property originating from next door. It was doubtful that significant damage would be caused during construction work as these were not huge trees.
- Standard conditions would be applied to grant of planning permission including development within three years and in accordance with submitted plans. It was within the gift of members to impose a further condition requiring hours of construction to be controlled if considered appropriate.
- There was ample space to the side of the garage and the garden for storage of materials. This would be no more of a problematic issue than any other property.

A motion was proposed, seconded, put to the vote and carried that a condition be imposed on the grant of planning permission requiring hours of construction to be controlled.

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

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

### **Conditions to be discharged before commencement of works**

The construction of the development hereby permitted shall only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to

13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor covering, fitting of plumbing and electrics and the installation of kitchens and bathrooms.

Reason: To protect the residential amenities of properties in the vicinity

**Conditions to be discharged before use is implemented**

None.

**Conditions to be adhered to at all times**

None.

<b>SUBJECT:</b>	<b>WORK TO TREES IN CITY COUNCIL OWNERSHIP</b>
<b>DIRECTORATE:</b>	<b>COMMUNITIES AND ENVIRONMENT</b>
<b>REPORT AUTHOR:</b>	<b>STEVE BIRD – ASSISTANT DIRECTOR, (COMMUNITIES &amp; STREET SCENE)</b>

## **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.

### **6.3 The Council is compliant with all TPO and Conservation area legislative requirements.**

**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.

<b>Is this a key decision?</b>	No
<b>Do the exempt information categories apply?</b>	No
<b>Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?</b>	No
<b>How many appendices does the report contain?</b>	1
<b>List of Background Papers:</b>	None
<b>Lead Officer:</b>	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 3 / SCHEDULE DATE: 25/03/2020**

<b>Item No</b>	<b>Status e.g. CAC</b>	<b>Specific Location</b>	<b>Tree Species and description / reasons for work / Ward.</b>	<b>Recommendation</b>
1	N/A	Birchwood Nature Park	<b><u>Birchwood Ward</u></b> 2 x Birch <u>Retrospective notice</u> These trees were wind-thrown during Storm Ciara; Due to their location both trees were dismantled in the interest of public safety.	Replant with two suitable native trees; to be located within the park.
2	N/A	Boultham Park – cycle track	<b><u>Boultham Ward</u></b> 2 x Willow <u>Retrospective notice</u> Storm Ciara caused catastrophic stem failure to occur in these trees; coppicing was undertaken to remove the hazard whilst also enabling the safe retention of each tree.	
3	N/A	Boultham Park – Lake side	<b><u>Boultham Ward</u></b> 1 x Beech <u>Fell</u> This tree partially failed during Storm Ciara. During an inspection of the remaining standing structure a significant amount of decay was observed at the point of failure; this places	Approve works and replant with a replacement Beech; to be located within the park.

			the remaining structure at risk of unpredictable collapse.	
4	N/A	Boultham Park – St Helens Church	<b><u>Boultham Ward</u></b> 1 x Lawson's Cypress <b><u>Retrospective notice</u></b> This tree failed during Storm Ciara; it was removed as it had fallen onto memorial stones and posed the threat of further damage.	Replant with a replacement Cypress; to be located within Boultham park.
5	N/A	Whittons Park	<b><u>Carholme Ward</u></b> 1 x Ash <b><u>Retrospective notice</u></b> This tree was felled after it suffered a catastrophic stem failure as a result of Storm Ciara.	Replant with a replacement Cherry; to be located within the park.
6	N/A	Carholme Golf Course	<b><u>Carholme Ward</u></b> 2 x Poplars <b><u>Retrospective notice</u></b> These trees were blown down during Storm Ciara. Due to their location both trees were dismantled to eliminate the hazard they posed to the public.	Replace lost trees with two suitable native species; to be sited in suitable localities within the ward.
7	N/A	161 Wragby Road	<b><u>Glebe Ward</u></b> 1 x Cupressus <b><u>Retrospective notice</u></b> This tree failed during Storm Ciara; the tree was dismantled to remove the potential hazard that it posed to the public.	Replace with a native tree; to be sited at a suitable location within the local vicinity.
8	N/A	O/S Number 1 Denton House	<b><u>Hartsholme Ward</u></b> 1 x Hornbeam <b><u>Retrospective notice</u></b> This tree failed during Storm Ciara; the tree was dismantled to	Replant with a replacement Hornbeam

			remove the potential hazard that it posed to the public.	
9	N/A	1 Cedar Avenue	<b><u>Witham Ward</u></b> 1 x Leyland Cypress <b><u>Retrospective notice</u></b> This tree failed during Storm Ciara; the tree was dismantled to remove the potential hazard that it posed to the public.	Replace with a Yew: to be planted at a suitable location within the ward.
10	N/A	Amenity verge to the rear of number 2 Mourn Terrace	<b><u>Witham Ward</u></b> 3 x Willow 1 x Maple <b><u>Fell</u></b> The willows are small diameter self-set trees which are causing damage to the adjoining fence line. The base of the maple exhibits extensive mechanical damage, which is also associated with excessive canopy dieback.	Approve works and replace with native tree species; to be sited at suitable locations within the local vicinity.
11	N/A	Amenity verge to the rear of 2 Lannimore Close	<b><u>Witham Ward</u></b> 1 x Maple <b><u>Retrospective notice</u></b> This tree failed during Storm Ciara; the tree was dismantled to remove the potential hazard that it posed to the public.	Replant with a replacement Maple.
12	TPO	Pathway to the rear of 22 Harwich Close	<b><u>Witham Ward</u></b> 1 x Ash <b><u>Re-Pollard</u></b> Reducing reiterative growth will reduce the risk of potential branch failure, and is also in line with best practice.	Approve works
13	N/A	The Backies – to the rear of Moorland Avenue	<b><u>Moorland Ward</u></b> 1 x Willow <b><u>Retrospective notice</u></b> This tree failed during Storm Ciara; the tree	Replant with a replacement Willow

			was dismantled to remove the potential hazard that it posed to the public.	
14	N/A	18 Constable Avenue	<p><b><u>Moorland Ward</u></b>  2 x Lilac  <u>Retrospective notice</u>  These trees failed during Storm Ciara; the trees were dismantled to remove the potential hazard that they posed to the public.</p>	Replant with two suitable native trees; to be located at suitable positions within the ward.

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<b>Application Number:</b>	2020/0144/RG3
<b>Site Address:</b>	Site Of Former St Giles Youth Centre, Swift Gardens, Lincoln
<b>Target Date:</b>	22nd April 2020
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	Miss Carla Baker
<b>Proposal:</b>	Installation of play equipment with associated surfacing and refurbishments to the existing Multi Use Games Area.

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

The application proposes the installation of play equipment with associated surfacing and refurbishments to the existing Multi Use Games Area (MUGA). This proposal would see the new play area located on the footprint and curtilage of the former St Giles Youth Centre which suffered catastrophic damage following a fire.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 9th March 2020.

### **Policies Referred to**

- Policy LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

To assess the proposal with regard to:

- Planning Policy
- Effect on Visual Amenity
- Effect on Residential Amenity
- Effect on Highway Safety

### **Consultations**

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

### **Statutory Consultation Responses**

All representations received on the application are copied in full at the end of this report and are also available to view on the website:

<https://development.lincoln.gov.uk/online-applications/>

Consultee	Comment
Highways & Planning	No Objections
Environmental Health	No Objections

### **Public Consultation Responses**

No responses received at the time of writing.

### **Consideration**

#### The Proposal

The application proposes the installation of 13 items of play equipment and 2 metal picnic benches which are as follows:-

- A - Hurricane Swing Seat
- B - Spin-A-Bounce
- C - XS Cyclone Baroc multi play unit
- D - Viking Swing
- E - Junior Comet Roundabout
- F - Nursery Rhyme multi play unit
- G - Cockerel 3 Way-Springer
- H - Viking Swing Seat
- I - Crusader Swing
- J - Buddy Board
- K - Fantasy Run Trail - Step Links and Fun Run
- L - 25M Cable Runway
- O and P - Picnic Benches

The letters correspond with the proposed site plan by Wicksteed.

A copy of the plans showing the design of each item of play equipment can be found at <https://development.lincoln.gov.uk/online-applications/>

#### Planning Policy

The National Planning Policy Framework (the framework) at chapter 8 seeks to encourage the planning system to play an important role in facilitating social interaction and creating healthy, inclusive communities.

The following design principles within Policy LP26 of the Central Lincolnshire Local Plan would be relevant to the development.

- a. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- f. Incorporate and retain as far as possible existing natural and historic features such

- as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability.
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility but should also include accessibility for people with conditions such as dementia or sight impairment for example.

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;
- t. Adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste;

### Visual Amenity

In terms of design, the aim of the proposal is to create a vibrant and dynamic play space that will appeal to all age ranges. While it is appreciated that some structures themselves have a height of over 3m (namely the 3.8 metre high cyclone Baroc (item C) and the Zip Wire (item L) the location and materials of which they will be built would be appropriate. The proposed landscaping will work to integrate the play equipment into the overall setting and 'wetpour' surfacing, a standard rubberised surface commonly used in play areas

### Residential Amenity

The nearest residential properties are located over 10 metres from the site on the opposite side of the road. The interface distance and relationship between the proposed development and the existing buildings are not uncommon in urban settings such as this examples of which can be seen throughout the City. Officers are therefore satisfied that the development would have an acceptable relationship with these properties.

Overall, it is not considered the proposed new play equipment would result in any greater detrimental impact to the surrounding neighbouring properties over and above that already created by the users of the existing MUGA.

The City Council's Pollution Control Officer has confirmed that he has no observations to make regarding noise or other environmental impacts.

### Highway Safety

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

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

Yes.

### **Equality Implications**

None.

### **Conclusion**

The proposed development would offer significant improvements to a key community facility for local residents and would be appropriately located and designed as well as respecting the amenity of adjoining occupiers and the local area in accordance with Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

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

Yes.

### **Recommendation**

That the decision to Grant Planning Permission conditionally is delegated to the Planning Services Manager subject to no adverse comments being received before the expiry of the consultation period, which is two days after this meeting.

### **Conditions**

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

## 2020/0144/RG3 – Site of Former St Giles Youth Centre, Swift Gardens

### Site Plan







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<b>Application Number:</b>	2020/0123/ADV
<b>Site Address:</b>	Situated At 30 Locations From Newport Arch To The North And St. Marks Square To The South As Shown On Map Submitted With Application, ,
<b>Target Date:</b>	22nd April 2020
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	Ms Sarah Loftus
<b>Proposal:</b>	Display of 36no. public art Lincoln Imp sculptures

**Background - Site Location and Description**

Permission is sought to temporarily display 30 Imp sculptures at various locations throughout the city centre. The sculptures would form part of a trail and would be in place from June to September. The imps would measure 155cm in height and be 50cm wide.

**Site History**

- 2015/0333/ADV – Application to display 25 Public Art Baron Sculptures at various locations from Burton Road to the north and St. Marks Square to the south.
- 2017/0317/ADV – Application to display 36 Knight Sculptures at various location throughout the City, as far north as the Museum of Lincolnshire Life and as far south as St. Marks Shopping Centre.

**Policies Referred to**

- Policy LP27 – Main Town Centre Uses – Frontages and Advertisements
- NPPF – Paragraph 132

**Issues**

- Public Safety and Amenity

**Consultations**

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

**Statutory Consultation Responses**

All representations received on the application are copied in full at the end of this report and are also available to view on the website:

<https://development.lincoln.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Consultee	Comment
Highways & Planning	No objections

## **Public Consultation Responses**

No responses received.

## **Consideration**

All proposals for the display of advertisements have to comply with relevant national regulations and guidance as set out in Policy LP27 of the Central Lincolnshire Local Plan. Consent will be permitted if the proposal respects the interests of public safety and amenity.

The Imps are of a size and design which would mean they are appropriate for the various locations in which they are to be situated. They will be situated within Conservation Areas, however they are only a temporary arrangement and as such would have no long term impact on the character of these areas.

The different designs and different locations of the Imps means that the proposal would not result in a cluttered street scene or a proliferation of signs advertising a single enterprise. It is considered that the proposal accords with national and local planning policy.

## **Highways**

The Highways Authority have raised no objections.

It is therefore considered that the proposal would not cause a hazard to pedestrians or road users and would comply with local plan policy.

## **Conclusion**

It is considered that the proposed development would comply with the criteria set out within national and local planning policy

## **Application Determined within Target Date**

Yes.

## **Recommendation**

Grant conditionally.

## **Conditions**

- Carried out in accordance with the plans
- Only in place for a temporary period

The following drawings and representations received as part of the application are also available to view on the website: <https://development.lincoln.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

### Site Location Plan





Consultee Responses

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



To: Lincoln City Council

Application Ref: 2020/0123/ADV

Description of development

**Situated at 30 locations from Newport Arch to the North and St. Marks Square to the South as shown on map submitted with application**

Address or location

**Display of 36no. public art Lincoln Imp sculptures**

With reference to the above application received 25 February 2020

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

**Does not wish to restrict the grant of permission.**

CONDITIONS (INCLUDING REASONS)

NO OBS

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

Highways Informative

Please contact our Local Highways Team on 01522 782070 or BSPlaceNorth@lincolnshire.gov.uk to agree the specific location of the Imps in the public highway ahead of installation.

Case Officer:

*Becky Melhuish*  
for Warren Peppard  
Head of Development

Date: 9 March 2020

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<b>Application Number:</b>	2020/0103/HOU
<b>Site Address:</b>	311 Burton Road, Lincoln, Lincolnshire
<b>Target Date:</b>	9 <sup>th</sup> April 2020
<b>Agent Name:</b>	Karaolides Szynalska Architects Ltd
<b>Applicant Name:</b>	Mr James Scott
<b>Proposal:</b>	Erection of a single storey side and rear extension, alterations to roof incorporating dormer window to accommodate loft conversion and new front gates.

### **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 side and rear extension and alterations to roof incorporating dormer window to accommodate loft conversion. The applicants have also subsequently added some new gates to the driveway to the front of the property.

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 2019 (2019/0899/HOU) for a single storey rear extension to be timber cladded and alteration of existing roof line to accommodate installation of dormer to rear.

### **Case Officer Site Visit**

Undertaken on 20<sup>th</sup> 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**

All representations received on the application are copied in full at the end of this report and are also available to view on the website:

<https://development.lincoln.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Consultee	Comment
Highways & Planning	No Objections

## **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 side the extension would be much larger but constructed of the same materials as the proposed rear extension. The extension would provide a kitchen/living area, bedroom and bathroom.

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.

The proposed gates to the front of the property would be 2.15metres in height and 3.5metres in width, across the entire front of the driveway. The gate posts would be rebuilt in brick with the gate made of larch and steel. The details and materials for the gate could be secured by condition.

### 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 have raised no objections to the proposed extension. They have requested that the proposed new gates are set back 5metres from the highway kerbside to ensure that waiting vehicles do not overhang the highway.

### 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

Grant conditionally.

### Conditions

- Development to be carried out in accordance with the plans
- Development to commence within 3 years
- Gate distance and design

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The following drawings and representations received as part of the application are also available to view on the website:

<https://development.lincoln.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

### Site Location Plan



Existing Plans



West

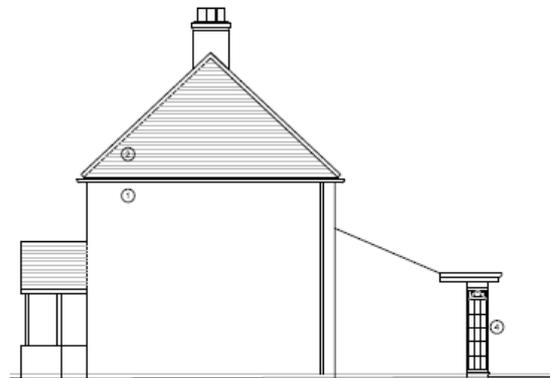


North

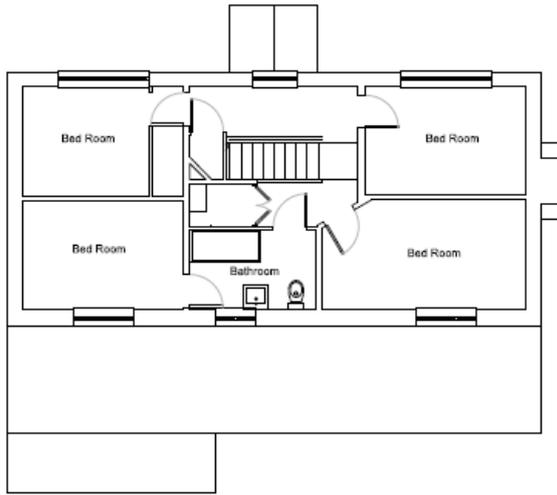
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- 4 Propos
- 5 Propos
- 6 Lead rc
- 7 Single
- 8 Velux r



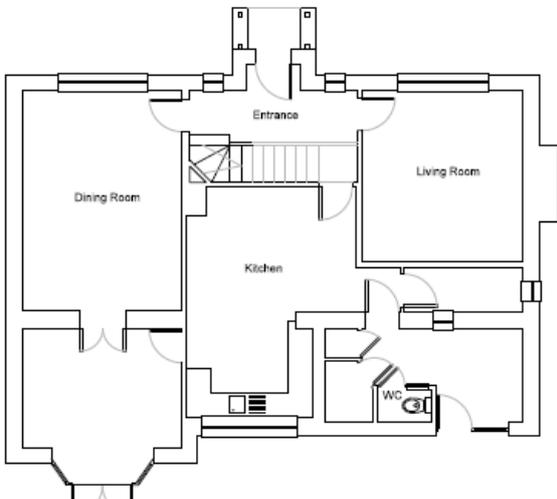
East



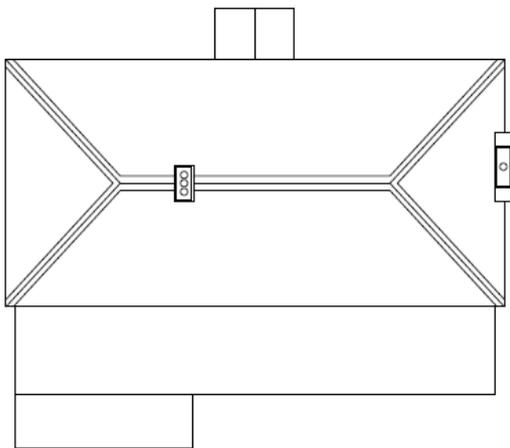
South



First Floor Plan

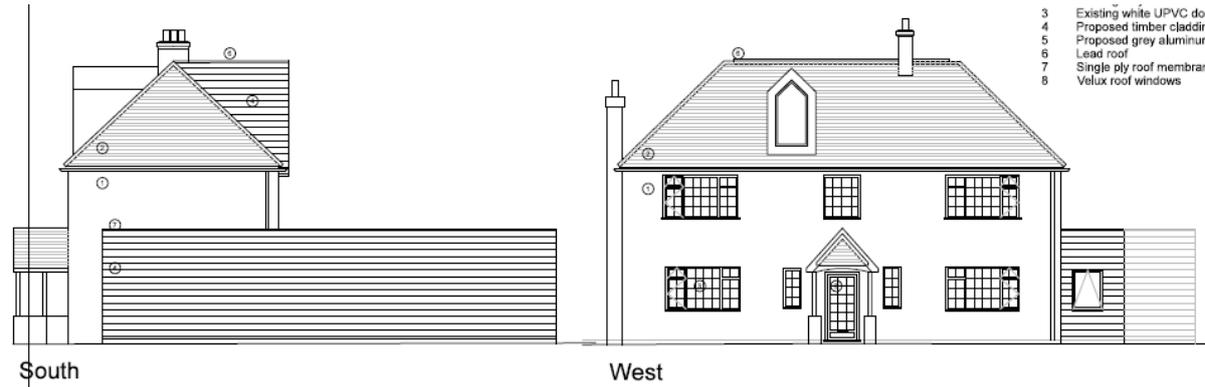


Ground Floor Plan



Roof Plan

# Proposed Plans



South

West

- 3 Existing white UPVC do
- 4 Proposed timber cladding
- 5 Proposed grey aluminium
- 6 Lead roof
- 7 Single ply roof membrar
- 8 Velux roof windows



East

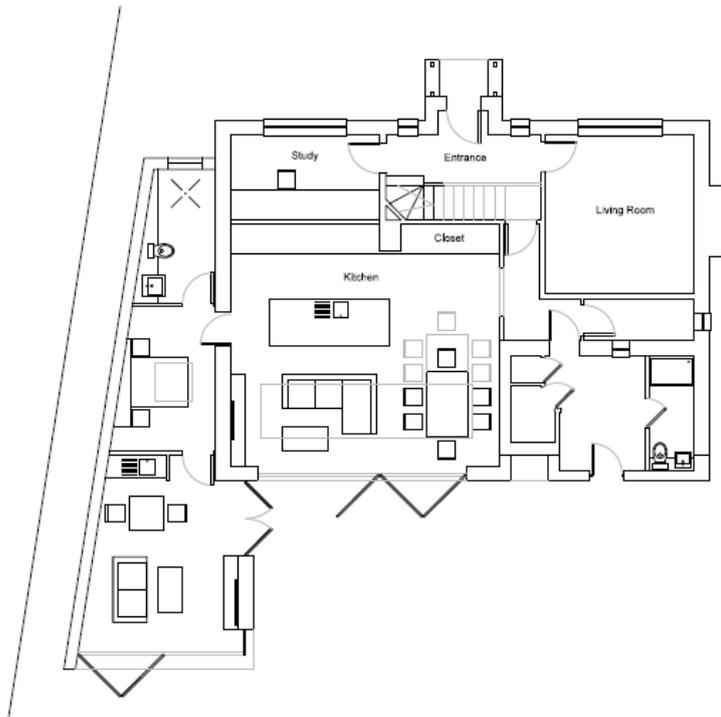
North

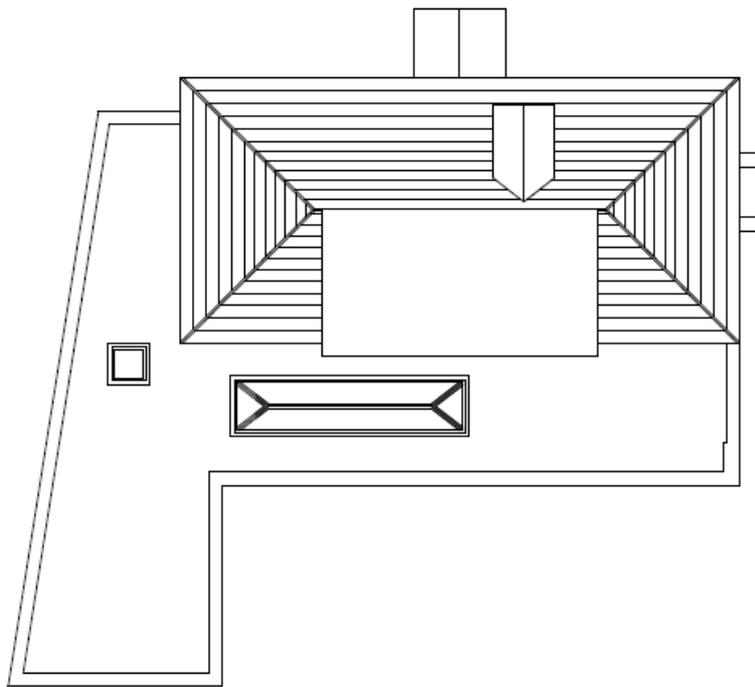
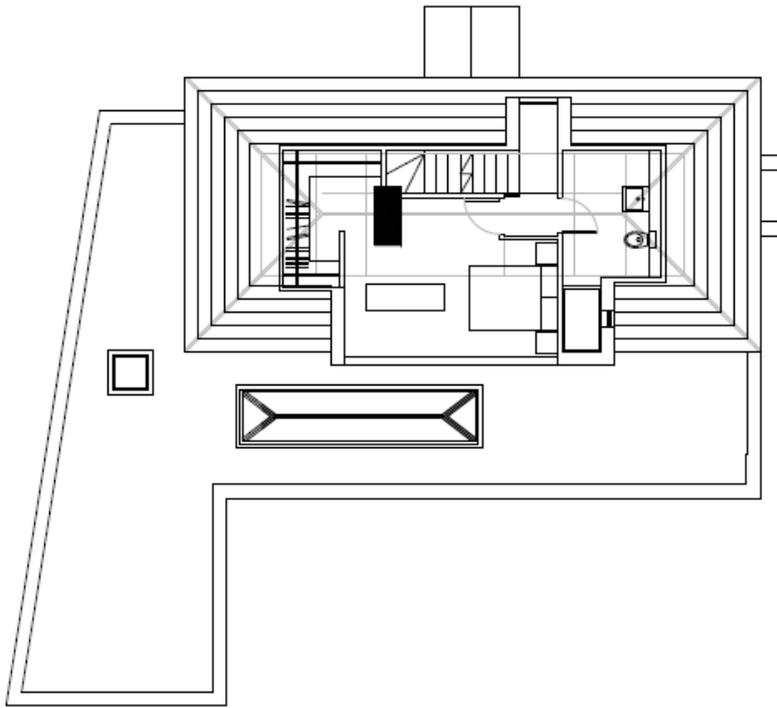
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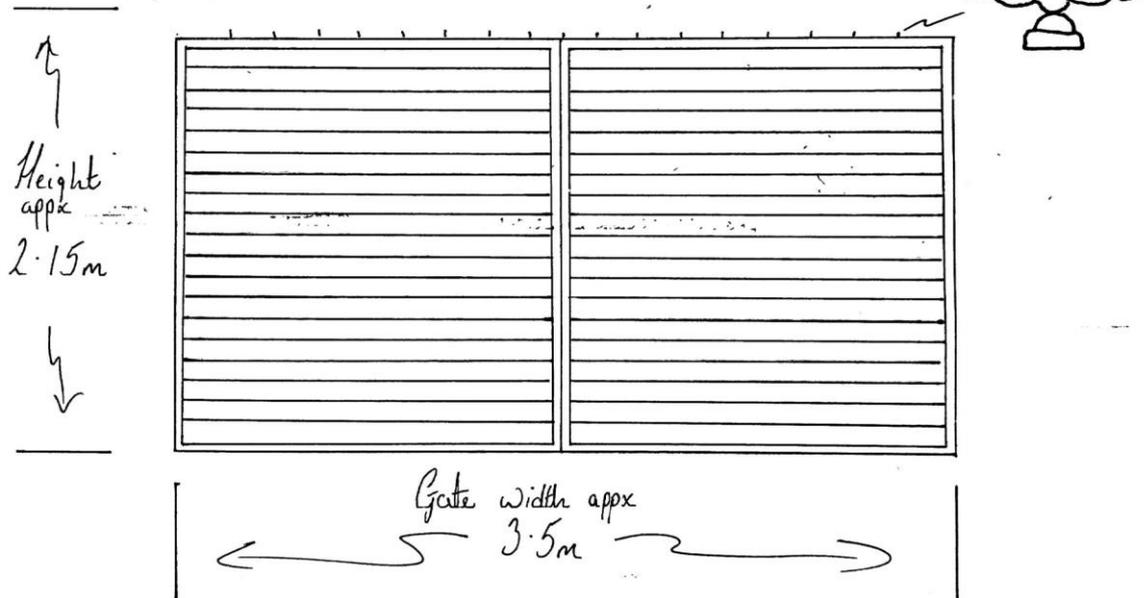
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Proposed new front gates for 311 Burton Road.



Consultee Comments

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



To: Lincoln City Council

Application Ref: 2020/0103/HOU

Description of development

**Erection of a single storey side and rear extension and alterations to roof incorporating dormer window to accommodate loft conversion**

Address or location

**311 Burton Road, Lincoln, Lincolnshire, LN1 3XD**

With reference to the above application received 12 February 2020

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

**Does not wish to restrict the grant of permission.**

CONDITIONS (INCLUDING REASONS)

NO OBS

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

Case Officer:

*Laura Rowett*  
for Warren Peppard  
Head of Development

Date: 27 February 2020

Site Photos





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<b>Application Number:</b>	2020/0128/HOU
<b>Site Address:</b>	15 Aldergrove Close, Lincoln, Lincolnshire
<b>Target Date:</b>	15th April 2020
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	Mr King
<b>Proposal:</b>	Erection of a single storey side extension.

**Background - Site Location and Description**

The application proposes a single storey side extension to 15 Aldergrove Close. The extension would be to the side of the existing property and attached to the front of the existing garage. The property is a semi-detached bungalow.

The application is brought before Planning Committee as the applicant is an employee of the City of Lincoln Council.

**Site History**

No relevant site history.

**Case Officer Site Visit**

Undertaken on 12<sup>th</sup> March 2020.

**Policies Referred to**

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

**Issues**

- Impact on Visual Amenity
- Impact on Residential Amenity
- Impact on Highway Safety

**Consultations**

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

**Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	Comments Received

**Public Consultation Responses**

No responses received.

## **Consideration**

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

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

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

### **Impact on Visual Amenity**

The extension would have a flat roof at the same height as the existing garage and would project approximately 7.3m forward of the existing garage. The front of the extension would have floor to ceiling glazed windows and a glazed entrance door. The extension would be constructed of buff brick to match that of the host property.

Whilst the extension would project forward of the existing garage, it would still be set back from the existing front elevation by over 4.5 metres. Furthermore, the property is located towards the end of a cul-de-sac and its position means public views of the extension from the wider street are limited.

It is considered the extension would sit comfortably in its context and would not appear unduly prominent when viewed from the wider area. The proposals are therefore acceptable and would reflect the original architectural style of the local surroundings in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

### **Impact on Residential Amenity**

In terms of the impact on residential amenity, the extension would project slightly beyond the neighbouring front elevation to the north. The extension would be positioned on the boundary with the neighbouring property No. 17 Aldergrove Close. This neighbouring property angled towards the application site. Given this position, the extension would have a slight enclosing impact on the front window of No. 17 albeit this impact is not considered to be unduly harmful to the occupants of No. 17. Furthermore, given the existing side elevation of the property is positioned 2.7 metres from the neighbouring window, it is not considered the extension would exacerbate the current impact on the front of No. 17 in terms of loss of light or the creation an overbearing structure, particularly as the extension would have a flat roof and therefore only be 2.6 metres high. There are no windows proposed in the side of the extension, therefore privacy between the application property and No. 17 would be maintained.

It is not considered that there would be any further residential properties impacted upon by the proposal and overall the extension is acceptable in terms of its impact on residential amenity in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

### Impact on Highway Safety

The extension would occupy some of the applicant's driveway therefore the Highway Authority requested a drawing showing where the applicant's parking would be. A further drawing has been submitted showing that there is enough space on the remaining driveway for 2 parking spaces. The Highway Authority have raised no objection to the application. It is therefore considered that the proposal will ensure retention of off street parking and highway safety will not be compromised by the proposal.

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

Yes - pre application advice given.

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The proposed extension would not cause unacceptable harm to visual amenity, residential amenity or highway safety, in accordance with the relevant policies of the National Planning Policy Framework and Central Lincolnshire Local Plan.

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

Yes.

### **Recommendation**

That the application is granted conditionally.

### **Standard Conditions**

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the

approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

**Conditions to be discharged before commencement of works**

None.

**Conditions to be discharged before use is implemented**

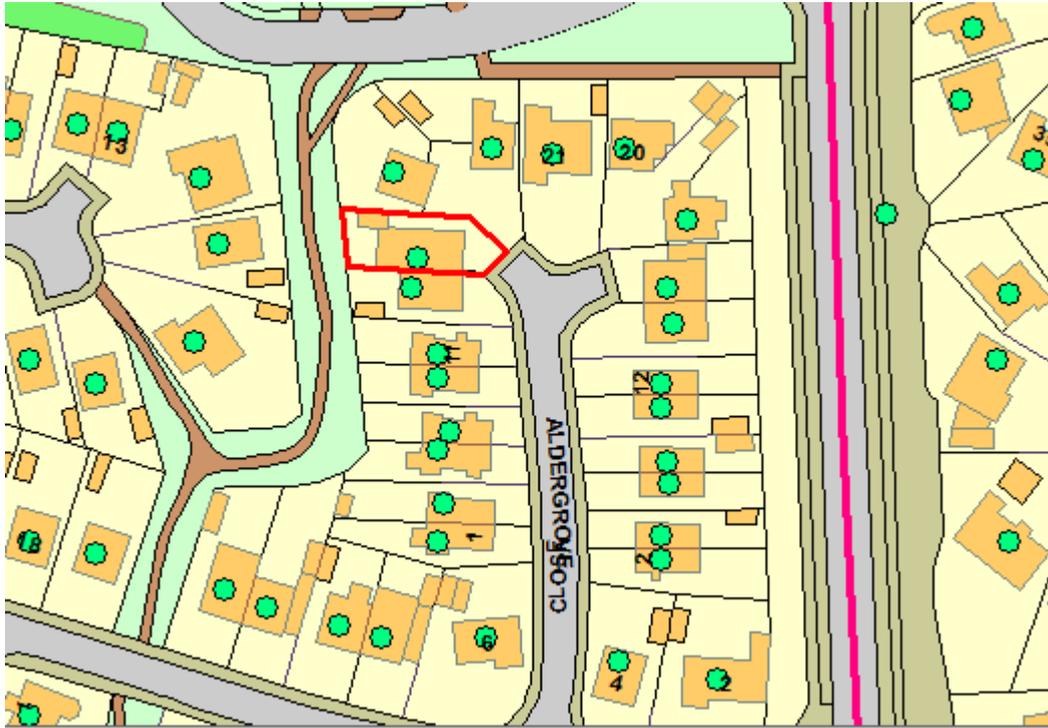
None.

**Conditions to be adhered to at all times**

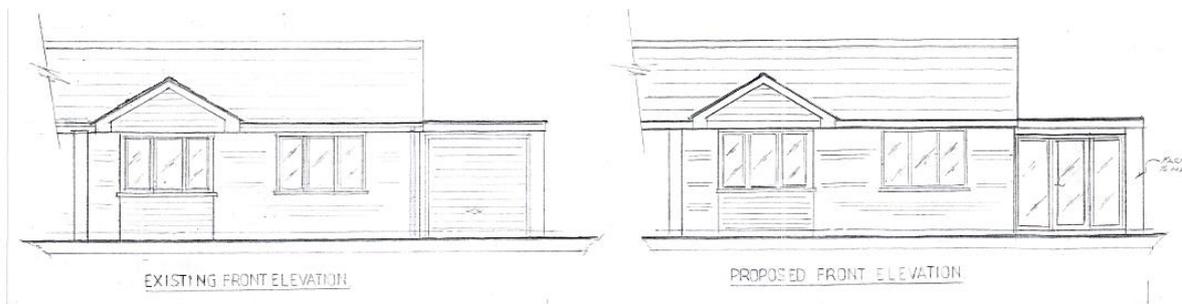
None.

**15 Aldergrove Close 2020/0128/HOU**

Drawings



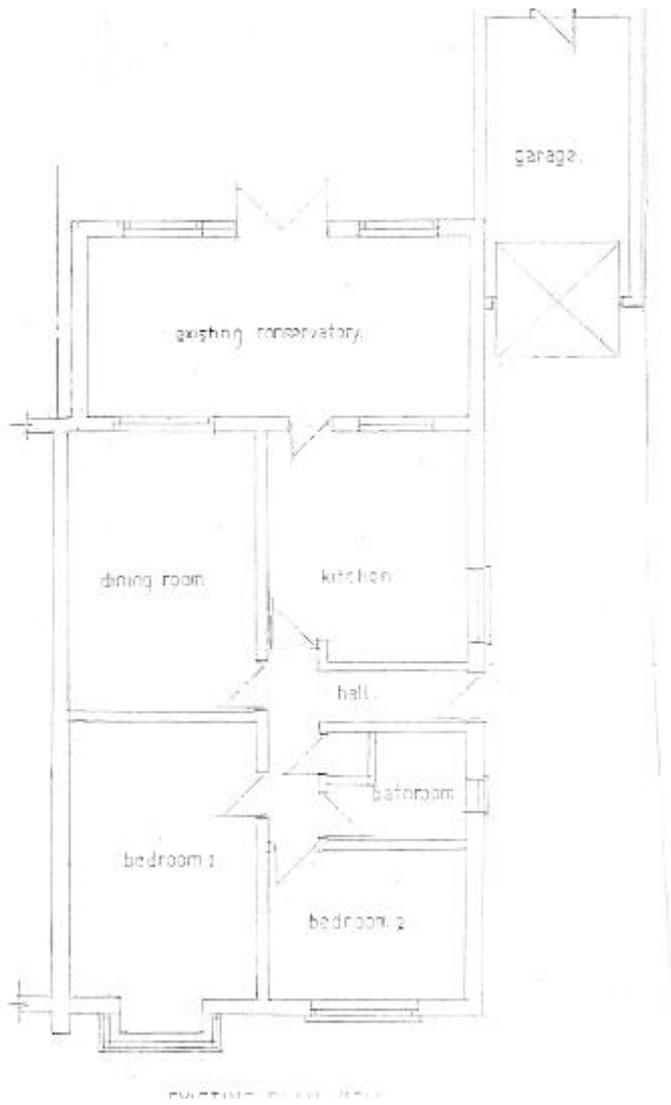
Site Location Plan



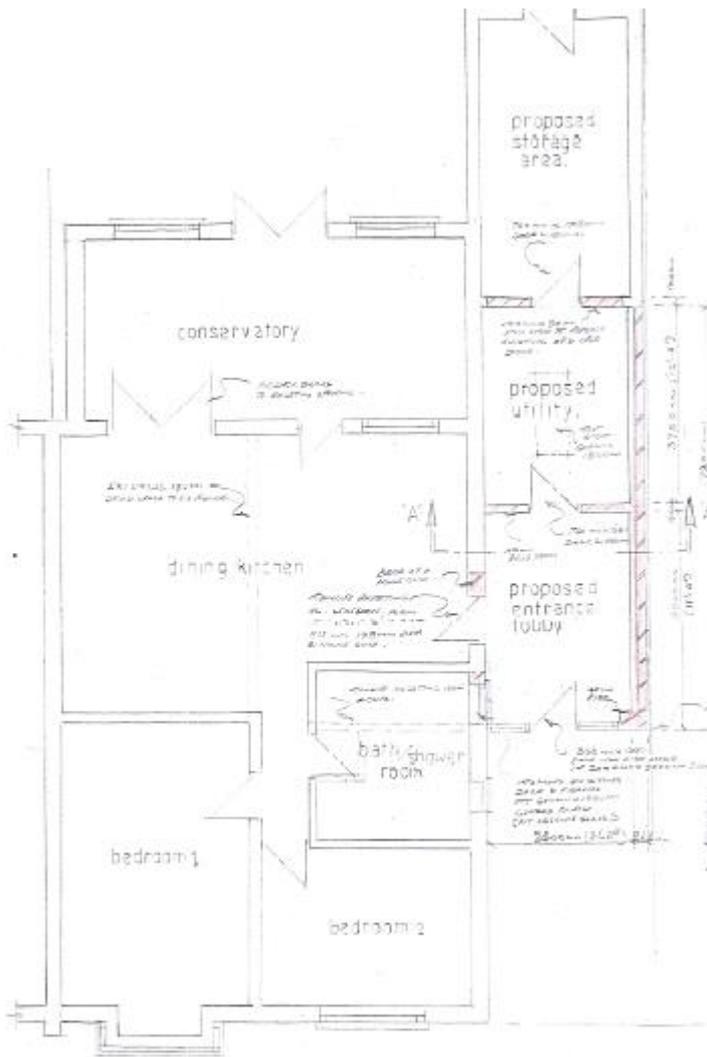
Existing and proposed front elevation



Existing and proposed side elevation



Existing Floor Plan



PROPOSED PLAN VIEW

Proposed floor plan

Site photographs





## Representations

### **Place Directorate**

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



To: Lincoln City Council

Application Ref: 2020/0128/HOU

With reference to this application dated 19 February 2020 relating to the following proposed development:

Address or location

**15 Aldergrove Close, Lincoln, Lincolnshire LN6 0SL**

Date application referred: 20 February 2020

Type of application: HH

Description of development

Erection of a single storey side extension.

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

**Requests that the Local Planning Authority request the applicants to provide additional information as set out below.**

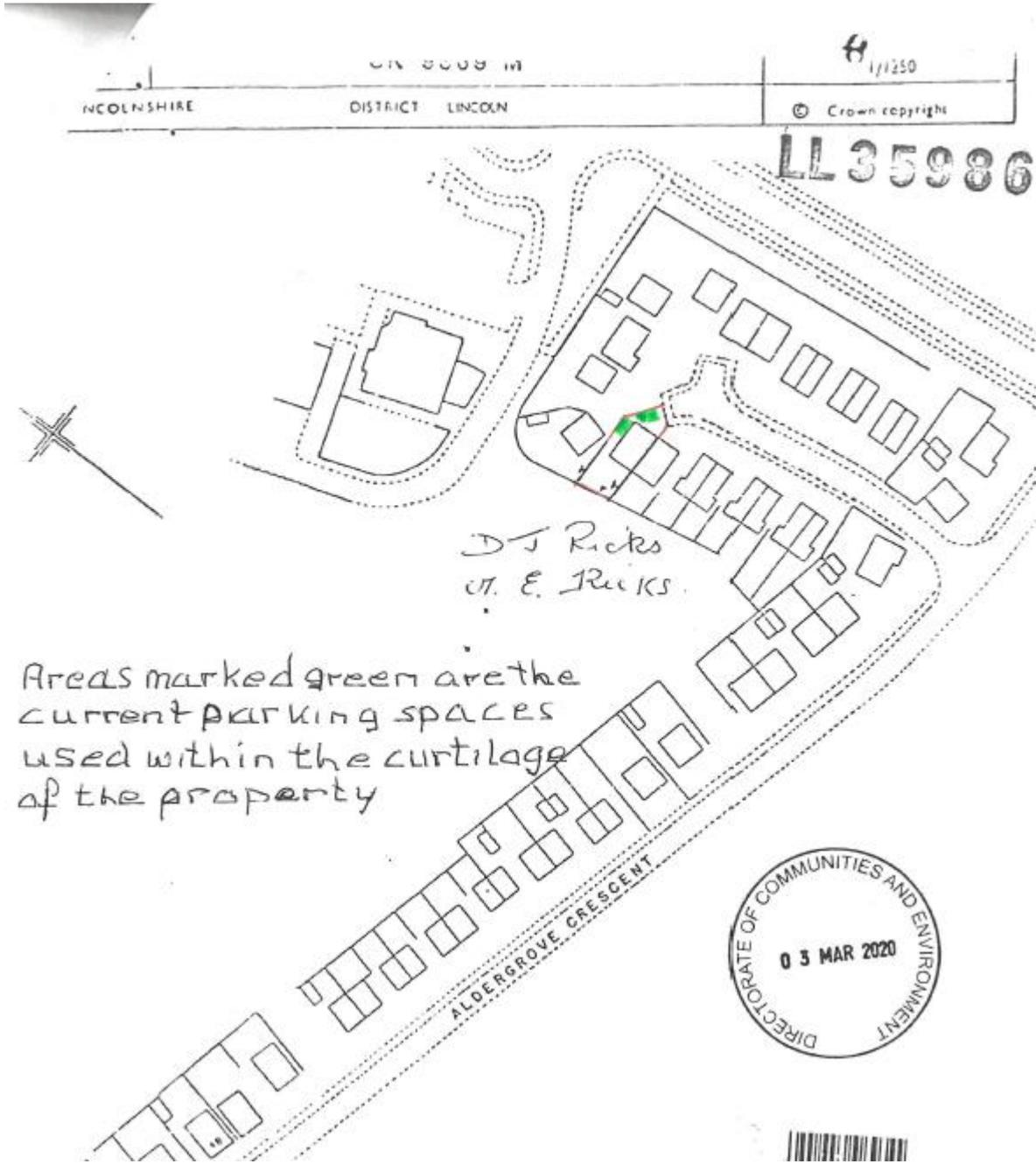
### **ADDITIONAL INFORMATION REQUIRED**

The applicant is removing their off street parking, please can the applicant demonstrate on a drawing the recommended off street parking of two spaces for up to a three bedroom property a standard parking space is 2.4m by 5m.

Case Officer:

Date: 25 January 2020

*Helen Patchett*  
for Warrren Peppard  
Head of Development



Submitted plan showing parking spaces

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



To: Lincoln City Council

Application Ref: 2020/0128/HOU

Description of development

**Erection of a single storey side extension.**

Address or location

**15 Aldergrove Close, Lincoln, Lincolnshire LN6 0SL**

With reference to the above application received 20 February 2020

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

**Does not wish to restrict the grant of permission.**

NO OBS

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

Case Officer:

*Helen Patchett*  
for Warren Peppard  
Head of Development

Date: 05 March 2020

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