

## PLANNING COMMITTEE

**Wednesday, 17 June 2020**

**5.00 pm**

- Membership: Councillors Naomi Tweddle (Chair), Bob Bushell (Vice-Chair), Biff Bean, Bill Bilton, Alan Briggs, Kathleen Brothwell, Chris Burke, Gary Hewson, Rebecca Longbottom, Councillor Bill Mara 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 virtual 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 ask you to speak at the relevant time.

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### Virtual Meeting

To join this virtual meeting please use the below link:

. <https://zoom.us/j/98247922065>

Alternatively, please join the meeting via telephone by calling **0330 088 5830** using the following ID:

ID: 982 4792 2065

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## A G E N D A

1. Confirmation of Minutes - 20 May 2020	<b>5 - 20</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>21 - 24</b>
4. Applications for Development	
(a) Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln	<b>25 - 76</b>
(b) 86 Wolsey Way, Lincoln	<b>77 - 100</b>
(c) 4 Southland Drive, Lincoln	<b>101 - 116</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 Bob Bushell, Councillor Biff Bean, Councillor  
Bill Bilton, Councillor Alan Briggs, Councillor Chris Burke,  
Councillor Gary Hewson, Councillor Ronald Hills,  
Councillor Rebecca Longbottom and Councillor  
Edmund Strengiel

**Apologies for Absence:** Councillor Kathleen Brothwell and Councillor Bill Mara

**63. Confirmation of Minutes - 26 February 2020**

RESOLVED that the minutes of the meeting held on 26 February 2020 be confirmed.

**64. Declarations of Members' Interests**

Councillor Rebecca Longbottom declared a Personal and Prejudicial Interest with regard to the agenda item titled 'Application for Development: 7 James Street, Lincoln'. She was known to two of the authors of an objector's response to the application and therefore left the meeting during discussion on this item and took no part in the vote on the matter to be determined.

Councillor Rebecca Longbottom declared a Personal and Prejudicial Interest with regard to the agenda item titled 'Application for Development: 311 Burton Road, Lincoln'. She was known to one of the agents associated with the application and therefore left the meeting during the discussion on this item and took no part in the vote on the matter to be determined.

**65. 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.

A question was raised in respect of those retrospective cases set out in the report as to the length of time that had been taken to address them. It was reported that these were dealt with as a matter of urgency due to trees being unsafe as a result of the high winds associated with Storm Ciara.

Discussion ensued on the felling of trees at Boutham Park. It was noted that a number of these trees included a large birch tree which, although appearing healthy, were actually in danger of collapsing. It had therefore been necessary to remove them. A significant amount of work, which also included the removal of

trees at the park, was associated with the Boultham Park's heritage lottery fund regeneration scheme.

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

**66. Application for Development: House of Fraser, 226-231 High Street, Lincoln**

The Planning Manager:

- a. reported that planning permission was sought for demolition of existing buildings, erection of a building consisting of a hotel with ancillary restaurant and bar (Use Class C1), flexible retail (Use Class A1/A2/A3/A4/A5)/leisure uses (Use Class D2), landscaping and associated works
- b. described the application site located on a prominent corner on the west side of High Street, bounded by St Peter's Passage to the north, Mint Lane to the West and Mint Street to the south and occupied by a number of buildings, the main building being House of Fraser, a department store fronting High Street and Mint Street with a series of other buildings fronting Mint Street, lined towards Mint Lane
- c. advised that the principal building fronting High Street consisted of a four storey department store which was re-clad during the 1960s, elsewhere on the site there were smaller scale three/two storey buildings fronting Mint Street positioned at the back edge of the footpath, these buildings had been amalgamated into the department store albeit some used for storage or back of house facilities and a cafe in association with the main use
- d. referred to a yard to the rear of the block, accessed from Mint Lane used for car parking and deliveries
- e. reported that none of the buildings on the site were listed although the site was located within the Cathedral and City Centre Conservation Area No. 1
- f. described the location of Nat West Bank (Grade II Listed) and the Stonebow, a Scheduled Ancient Monument and Grade I Listed Building adjacent to the site, on the south side of Mint Street
- g. highlighted details of the current ownership of the site outlined within the content of the officers report with the current tenant House of Fraser *on a short-term lease (3 monthly); they will not commit to their long-term future at this location.*"
- h. reported that the applicant had stated throughout pre-application discussions that securing a scheme for re-development of the site was a defensive position in order to secure a sustainable use and its long term future
- i. highlighted that the current scheme, if granted, would safeguard against a highly prominent site within the City of Lincoln's High Street becoming vacant; whilst the operator of the hotel had not yet been confirmed, the applicant had confirmed that there had been significant market interest for a hotel use on the site and on submission of the application were in

*“advanced negotiations with an international brand hotel operator, who proposed to deliver a 4\* lifestyle hotel.”*

- j. Referred to relevant site history as detailed within the officers report
- k. provided details of the policies pertaining to the application, as follows:
  - Policy LP2 The Spatial Strategy and Settlement Hierarchy
  - Policy LP6 Retail and Town Centres in Central Lincolnshire
  - Policy LP7 A Sustainable Visitor Economy
  - Policy LP13 Accessibility and Transport
  - Policy LP25 The Historic Environment
  - Policy LP26 Design and Amenity
  - Policy LP29 Protecting Lincoln's Setting and Character
  - Policy LP31 Lincoln's Economy
  - Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
  - National Planning Policy Framework
- l. 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- The principle of the proposed mixed use development
  - Assessment of harm to the character and appearance of the conservation area
  - Archaeology
  - Highway Safety
  - Impact on Adjacent Businesses
  - Contamination
  - Flood Risk and Surface Water Disposal
  - Crime and Anti-Social Behaviour
  - Ecology
- m. outlined the responses made to the consultation exercise
- n. concluded that:
  - The proposals represented an opportunity to address an identified need for a Lifestyle hotel and mixed-use scheme of the highest quality at a prominent location in the heart of the city centre and conservation area, whilst securing a long term future for this prominent site and impacting positively on the City Centre economy.
  - The public realm would be improved with the creation of a landscaped area and enhanced movement through the re-opening of St Peter's Passage, linking High Street and Mint Lane and assisting the development in integrating into the wider townscape.
  - Whilst the development would impact on the historic environment, the harm was considered to be less than substantial. Officers considered that there was a clear and convincing justification for this harm which was outweighed by the significant public benefits offered by the proposed scheme.
  - On balance, therefore, it was considered, that, notwithstanding the very considerable weight that must be given to preserving the

setting of the conservation area, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and therefore meet the requirements set out in paragraph 196 of the NPPF.

Tim Waring, representing the agent, addressed Planning Committee in support of the application, covering the following main points:

- the applicant had worked closely and positively with the City Council's Planning Team as part of the pre-application process;
- in respect of heritage and archaeology issues, given the sensitivity of the site and its central location to the city centre, positive conversations had been held between the applicant and the Council's conservation and archaeology professionals to ensure that the development was acceptable from that perspective;
- Historic England had objected to the proposal, mainly in respect of the western buildings associated with Mint Lane. The applicant had provided a wide range of information to demonstrate the benefits of the proposed scheme from a heritage standpoint, in response to those objections raised, as reflected in the final scheme submitted as part of the application. Mr Waring therefore felt that the proposal had strong heritage merits with good architecture and bespoke planning conditions in respect of archaeology;
- Raddison had confirmed that it would occupy the development upon completion as the hotel operator, therefore confirming that the development was not speculative;
- the development would effectively re-open St Peter's Passage which had recently been closed by the Council due to antisocial behaviour concerns;
- the development consisted of high quality units offering a variety of amenities, such as a bar, restaurant and retail outlets, which could be used by members of the public who were not necessary patrons of the hotel on the same site;
- the proposal would generate approximately one hundred equivalent full time jobs, together with a significant number of jobs in the construction and delivery of the scheme, contributing to the sustainable economic growth of Lincoln. It therefore represented an important and significant investment in the city, bringing with it a range of economic, social and environmental solutions.

Members raised questions and comments in relation to the proposed scheme as follows:

- the current building, despite previous renovations, looked very dated, was in desperate need of improvement and actually made a negative contribution to the high street;
- the disruption that would be caused by the current building's demolition and subsequent construction of the new dwellings was concerning, despite very few objections raised by the Highways Authority even though Mint Street was a main artery into the city and Mint Street itself was a very narrow road;
- confirmation was sought that a construction management plan would be implemented;
- the proposed hotel and accompanying amenities were a very welcome addition to the city;



- it was very positive that St Peter's Passage would be able to be re-opened as a result of the development, creating a more open and accessible space that members of the public would be able to use and thereby naturally disperse antisocial behaviour that had previously occurred in the passage;
- archaeology was a key consideration given the Roman and Medieval nature of the location of the site;
- the widening of Mint Lane would help with loading to and from the site but also created a more attractive vista;
- it was pleasing that a prestigious national hotel chain had committed to operate from the site;
- confirmation was sought as to whether any conditions could be included to ensure that local labour or materials were used in the demolition and construction works.

The Planning Manager provided the following response to the questions and comments raised:

- it was inevitable that there would be some disruption caused by a demolition and construction of this scale in a city centre location such as this site. A condition requiring a construction management plan had been included which would seek to minimise disruption as much as possible through a range of controls and measures, balanced against enabling the efficient demolishing and construction being able to occur;
- St Peter's Passage would be wider, with more visibility, linking into the courtyard of the proposed development making it accessible to members of the public. The very nature of this redesigned passageway should encourage more activity in the area and naturally deter any antisocial behaviour that had previously been experienced there;
- the applicant was fully aware of the historic nature of the area, which could be covered by bespoke conditions in respect of archaeology;
- in respect of local labour and materials, this was not something that could be included in a planning condition.

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

### **Conditions**

- Timeframe of permission - Standard
- Approved Plans –Standard
- Material samples for all external materials
- Archaeology
- Contamination
- Noise assessment with regard to external plant and machinery
- Construction Environmental Management Plan;
- Highway construction management plan
- Building Recording Survey
- Travel Plan to be in place before operation
- Stage 1 Road Safety Audit
- Highway works to be completed before occupation
- Delivery and Servicing arrangements to be implemented before use
- Kitchen extract system to be submitted
- Hard and soft landscaping details for courtyard to be approved

**67. Change to Order of Business**

RESOLVED that the order of business be amended to allow the following reports to be considered before the remaining agenda items:

Application for Development: 7 James Street, Lincoln  
Application for Development: 311 Burton Road, Lincoln

**68. Application for Development: 7 James Street, Lincoln**

*(Councillor Rebecca Longbottom left the meeting for the discussion of this item having declared a personal and prejudicial interest in the matter to be discussed. She too no part in the decision making process).*

The Planning Manager:

- a) reported that planning permission was sought for the erection of a garden room/ studio outbuilding within the garden of 7 James Street, a former stables, the Coach House was converted to a residential dwelling in 1991
- b) described the property as grade II listed located within the Cathedral and City Centre Conservation Area No.1, the site also a Scheduled Ancient Monument being part of the Lincoln Roman Colonia (Lindum) with Schedule Monument Consent for the proposed works approved by the Secretary of State on 7th April 2020
- c) reported that Planning Permission and Listed Building Consent were approved November 2018 for the erection of a single storey extension to the Coach House to provide an en suite bedroom to the ground floor (2018/1177/HOU and 2018/1178/LBC), now constructed on site.
- d) clarified that a separate application for Listed Building Consent was not required for this freestanding outbuilding within the curtilage., however, the effect of the proposed structure on the setting of 7 James Street a grade II listed building, was being considered under this application
- e) stated that the proposal had been the subject of some pre application discussion, with the proposal revised to a smaller outbuilding and the omission of the originally proposed external decked area
- f) provided details of the policies pertaining to the application, as follows:
  - Policy LP25 The Historic Environment
  - Policy LP26 Design and Amenity
  - National Planning Policy Framework
- g) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
  - Local and National Planning Policy
  - The setting of the listed building
  - The effect on residential amenity
  - The effect on visual amenity and the character and appearance of the conservation area

- Archaeology and the SAM
- Highways
- Proposed use of the outbuilding.

h) outlined the responses made to the consultation exercise

i) concluded that:

- Given the proposed design, scale and materials of the outbuilding, and that views from outside the site were very limited, it was considered that the proposed outbuilding would not be detrimental to the setting of the grade II host property or the other listed buildings within the vicinity of the application site. Similarly, the proposal was considered to preserve the character and appearance of the Conservation Area.
- The garden room and its proposed use was not considered to be detrimental to the residential amenities of the occupants of adjacent properties and therefore the proposal was considered to be in accordance with policies contained within the CLLP and also the NPPF.

Mr Nick Bunker addressed the Planning Committee in objection to the proposed development, covering the main points:

- he lived at 4 James Street which formed part of the complex of the Grade II\* listed buildings, numbers 4, 5 and 6, which were collectively known as Deloraine Court;
- the proposed development would inflict damage upon the historical and architectural integrity of Deloraine Court and the conservation area which it formed part of;
- the application and accompanying report did not convey and adequate appreciation of the nature of the site and its significance;
- a book entitled 'Survey of Ancient Houses in Lincoln' published by the Civic Trust in 1990 described Deloraine Court as a complicated building of considerable interest in that of all the surviving canonical residences in Lincoln it was the oldest and longest inhabited. In size and general appearance it conveyed the impression of a spacious manor house and in its layout it reflected a spread of buildings which in an earlier period typified other large and important residences within the close which were subsequently truncated, demolished or rebuilt more modestly;
- if the proposed garden room and studio were built, as a permanent structure, it would represent an alien intrusion into this historic setting and seriously damage what remained of the unity of this ancient site;
- approval of this proposal could potentially open the floodgates to similar structures being erected on other historical properties in the area;
- the design of the proposed development and materials to be used in its construction were not in keeping with the architecture of the area and did not therefore cohere, historically or aesthetically, with its surroundings;
- in respect of the condition that the proposed dwelling was not used as independent residential accommodation, it was questionable as to how this could be enforced.

Mr Andrew Allison addressed the Planning Committee, representing the applicant of the proposed development, covering the main points:

- the applicant had experienced and had received building awards in relation to the conversion of existing buildings, particularly listed buildings;
- the applicant had been fully engaged with the Council's Planning Team as part of the pre-application process, together with subsequent engagement with Conservation and Planning Officers prior to the submission of the planning application. Discussions covered the proposed design, setting and materials to be used as part of the scheme;
- a heritage impact assessment had been carried out and it was considered that there would be no effect on the locality or site itself as a result of this development. Further site investigations had confirmed that there were no concerns from a historic perspective and no objections had been received from Historic England;
- a number of local objections had been received, and it was understood that these emanated through concerns about use of the dwelling as independent residential accommodation. The proposed dwelling was solely for ancillary use by the occupiers of 7 James Street with no intention whatsoever of renting or selling it to anyone else upon completion;
- no increased traffic or parking issues were being created as a result of the proposed development.

Members raised questions and comments in relation to the proposed scheme as follows:

- the building had already previously been extended and a stable building used to stand on the site now proposed for development. The application, in that context and as set out in the report, was therefore reasonable;
- measures were put in place to protect the grounds, with the proposed development not able to be seen from the external boundary of 7 James Street due to a tall hedge and tall wall, and a condition had been included regarding the non-habitual nature of the dwelling which was enforceable. There would therefore be no impact at all on neighbouring properties in terms of overlooking, loss of light or the setting of a precedent;
- the very important historical nature of the site, particularly from an archaeological perspective, needed to be carefully considered.

The Planning Manager provided the following response to the comments made:

- the applicant had already received ancient monument consent from the Secretary of State prior to submission of the application. Discussions between the Council's Planning Team and Historic England had therefore taken place as part of the pre-application and formal application process with the Council's Conservation Officer and Archaeology Officers all being fully aware and comfortable with what was proposed;
- in terms of the restriction on habitual use of the dwelling, this would be reflected in a planning condition and not a covenant on the property's deeds.

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

### **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.

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**

- 03) No development shall take place within the application site until the applicant/developer has secured the implementation of an appropriate programme of archaeological work undertaken by a competent person/organisation, in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved by the City of Lincoln Council as Local Planning Authority.

This scheme must provide:

1. Evidence that a contract has been entered into with an Archaeological Contractor to undertake all stages of work;
2. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements);
3. A methodology and timetable of site investigation and recording;
4. Provision for site analysis;
5. Provision for publication and dissemination of analysis and records; and
6. Provision for archive deposition.

The development shall be undertaken only in full accordance with the approved WSI. No variation shall take place without the prior written consent of the Local Planning Authority. The applicant/developer shall notify the Local Planning Authority of the intention to commence all works at least 7 days before commencement.

Reason: In order to ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and then to ensure satisfactory arrangements are made for the recording of possible archaeological remains. This condition is imposed in accordance with the requirements of Section 12 of the National Planning Policy Framework.

- 04) The programme of archaeological work shall be completed in accordance with the approved Written Scheme of Investigation (WSI), including any necessary fieldwork, post-excavation analysis, report writing and archive deposition, as detailed in the approved scheme. The report shall be prepared and deposited with the City Council's Heritage Team within the LPA and the Lincolnshire Historic Environment Record, within six months of completion of the archaeological works. The archive shall be deposited with The Collection (Lincolnshire Museums) within twelve months of the

completion of site works. No variation shall take place without prior written consent of the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site. This condition is imposed in accordance with the requirements of Section 12 of the National Planning Policy Framework.

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

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

- 05) The bathroom window hereby approved in the west facing side elevation of the proposed outbuilding shall be fitted with obscure glazing before the outbuilding is first brought into use and the obscure glazing shall thereafter be retained at all times.

Reason: To protect the privacy and residential amenities of the adjacent property.

- 06) The development hereby approved shall be used for purposes ancillary to the residential use of 7 James Street only and shall not be used as independent residential accommodation, sub-let (including holiday lets) or sold as a separate entity.

Reason. In the interests of the amenities of adjacent residential properties

### **69. Application for Development: 311 Burton Road, Lincoln**

*(Councillor Rebecca Longbottom left the meeting for the discussion of this item having declared a personal and prejudicial interest in the matter to be discussed. She too no part in the decision making process).*

The Planning Team Leader:

- a) reported that planning permission was sought for a single storey side and rear extension and alterations to roof incorporating dormer window to accommodate loft conversion, and new gates to the driveway to the front of the property
- b) described the location of the property 311 Burton Road as a two storey, detached property located on the north side of Burton Road set within extensive front and rear gardens with residential properties on either side.
- c) highlighted that the application was brought before Planning Committee due to the applicant being related to an employee of the City Council
- d) reported that permission was granted in 2019 (2019/0899/HOU) for a single storey rear extension to be timber cladded and the alteration of existing roof line to accommodate installation of dormer to rear.
- e) provided details of the policies pertaining to the application, as follows:

- National Planning Policy Framework
  - Central Lincolnshire Local Plan – Policy LP26
- f) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Visual Amenity and Design
  - Impact on Neighbours
  - Technical Matters
- g) outlined the responses made to the consultation exercise
- h) concluded that:
- The extensions were 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 was considered that the proposed development would be in accordance with local plan policy LP26.

Members highlighted that the dormer extension was of a substantial size and queried whether this would have any impact on residential amenity.

The Planning Team Leader confirmed the dormer extension which would be used as a bedroom was large, however, it was the same size as that approved by Planning Committee at the end of last year.

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

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

**70. Application for Development: 128-130 Carholme Road, Lincoln**

*(Councillor Longbottom resumed her seat at Planning Committee for the remainder of the meeting).*

The Planning Team Leader:

- a) reported that planning permission was sought for the erection of a three storey building to accommodate 15 apartments with parking and associated landscaping
- b) highlighted that the application was proposed on land previously occupied by the commercial building trading as Jack Machin Motorcycles at 128-130 Carholme Road, now demolished under prior approval (2019/0620/PAD), on the southern side of the road on the corner with Derwent Street
- c) stated that outline permission had previously been approved on the site (2017/0236/OUT) for 14 apartments, which set out the acceptability of the principal of development on this site along with some outline development parameters

- d) provided details of the policies pertaining to the application, as follows:
- National Planning Policy Framework
  - Central Lincolnshire Local Plan: Policy LP26 – Design and Amenity
- e) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Principle of the development
  - Visual amenity and proposed design
  - Residential amenity
  - Technical matters
    - Flood Risk
    - Land contamination
    - S106
- f) outlined the responses made to the consultation exercise
- g) concluded that:
- The proposed application had been assessed against policies set out in the Central Lincolnshire Local Plan as well as the overarching themes of the National Planning Policy Framework.
  - The scheme had undergone a number of design changes since its original submission and officers were now satisfied that the proposals reflected the character of the area with a modern interpretation.
  - The impacts on neighbours had been assessed and officers were satisfied that there were no adverse impacts on the amenity currently enjoyed by residents.
  - Technical matters had been addressed and could be secured by condition or through the signing of the S106 agreement.

Members commented in relation to the proposed scheme as follows:

- It was heartening to see an application for residential development to exclude occupation by students.
- Additional residential accommodation was always welcomed for the City.
- The Civic Trust had described the proposed design of the development as appalling.
- It was disappointing that the applicant had not taken heed of advice from Lincolnshire Police to address issues of both unrestricted pedestrian and vehicular access to the site.
- Concerns were raised regarding the height, design and footprint of the proposed building which sat forward 3 metres beyond other premises right up to the footpath.

Members asked how the outline planning permission previously granted for 14 apartments would affect the Planning Authority's position should planning permission be refused today.



The Planning Team Leader advised that outline planning permission had been granted with indicative drawings, therefore it did not give approval of the building itself.

A motion was proposed that planning permission be granted subject to the conditions outlined within the officer's report.

The motion did not receive the support of a seconder and fell.

A further motion was proposed, seconded, put to the vote and:

RESOLVED that planning permission be refused.

Reasons:

Due to siting, design, height and massing which had an unduly harmful impact on the visual amenity of the area contrary to Policy LP 26: Design and Amenity.

**71. Application for Development: Site Of Former St Giles Youth Centre, Swift Gardens, Lincoln**

The Planning Team Leader:

- a) reported that planning permission was sought for the installation of play equipment with associated surfacing and refurbishments to the existing Multi Use Games Area (MUGA), on the footprint and curtilage of the former St Giles Youth Centre which suffered catastrophic damage following a fire
- b) reported that this planning application was before Committee this afternoon as it was submitted on behalf of the City of Lincoln Council
- c) advised that the application proposed the installation of 13 items of play equipment and 2 metal picnic benches as follows:-
  - Hurricane Swing Seat
  - Spin-A-Bounce
  - XS Cyclone Baroc multi play unit
  - Viking Swing
  - Junior Comet Roundabout
  - Nursery Rhyme multi play unit
  - Cockerel 3 Way-Springer
  - Viking Swing Seat
  - Crusader Swing
  - Buddy Board
  - Fantasy Run Trail - Step Links and Fun Run
  - 25M Cable Runway
  - Picnic Benches
- d) provided details of the policies pertaining to the application, as follows:
  - Policy LP26 Design and Amenity
  - National Planning Policy Framework

- e) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Planning Policy
  - Effect on Visual Amenity
  - Effect on Residential Amenity
  - Effect on Highway Safety
- f) outlined the responses made to the consultation exercise
- g) concluded that 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.

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

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

## **72. Application for Development: 15 Aldergrove Close, Lincoln**

The Planning Team Leader:

- a) reported that planning permission was sought for a single storey side extension to the side of an existing semi-detached bungalow at 15 Aldergrove Close to be attached to the front of the existing garage
- b) highlighted that the application was brought before Planning Committee due to the applicant being an employee of the City Council
- c) provided details of the policies pertaining to the application, as follows:
- Policy LP26 - Design and Amenity
  - National Planning Policy Framework
- d) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Impact on Visual Amenity
  - Impact on Residential Amenity
  - Impact on Highway Safety
- e) outlined the responses made to the consultation exercise
- f) 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.

Members commented that the proposed side extension would protrude beyond the front building line of the house next door. This would have a residential impact on the front window of No. 17 Aldegrove Close, which was likely to affect any future sale of that property.

The Planning Team Leader clarified that the immediate neighbours to the planning application had been consulted on the proposals and had not raised any concerns. He highlighted that the extension would not project right to the front of the host property and would be sited half way along the bungalow. Given that the existing side elevation of the property was positioned 2.7 metres from the neighbouring window an assessment had been made by officers that although this would have some impact on the neighbouring property, it was not sufficiently overbearing or so harmful as to recommend refusal of planning permission.

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

### **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.

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

**DIRECTORATE: DIRECTOR OF 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 6 / SCHEDULE DATE: 17/06/2020**

<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	1 Morton Drive – Car park to rear	<b><u>Hartsholme Ward</u></b> 1 x Silver Birch <b><u>Fell</u></b> This tree is likely to be a self-set specimen which is growing in very close proximity to, and causing direct damage to the adjoining property boundary.	Approve works and replant with a replacement Silver birch, to be sited at a suitable location in the local vicinity.
2	N/A	32 Welton Gardens	<b><u>Minster Ward</u></b> 1 x <i>Cupresocyparis</i> 2 x <i>Chamaecyparis</i> <b><u>Retrospective notice</u></b> These trees were removed as they were overly slender and were poorly sited within the small garden of a void city council owned property.	Replace with 3 native trees; to be sited at suitable positions within the local vicinity.



<b>Application Number:</b>	2020/0219/FUL
<b>Site Address:</b>	Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln
<b>Target Date:</b>	25th June 2020
<b>Agent Name:</b>	Lincs Design Consultancy Ltd
<b>Applicant Name:</b>	Birchwood Area Community Land Trust Ltd
<b>Proposal:</b>	Erection of 49no. dwellings, vehicular access and hard & soft landscaping

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

Full planning permission has been submitted for the erection of 49 dwellings with vehicular access from Aldergrove Crescent. The site area is 2.25 hectares and forms part of a larger green area known as Jasmin Green. The land is owned by the City of Lincoln Council although agreement was been made through the City Council's Executive Committee on 17th July 2017 to transfer the site to the applicant, Birchwood Area Community Land Trust Ltd, for development of the application site on behalf of Birchwood Big Local. The land to be transferred would include the current application site and land further to the north of the application site. The remaining undeveloped land would stay as public open space with two areas intended for play space in a future proposal by Birchwood Big Local.

There is a previous extant outline planning permission on the site which granted consent with all matters reserved for 62 dwellings. The application was accompanied by an indicative site plan which showed access from Aldergrove Crescent and layout of 36 semi-detached and 2 detached single storey bungalows as well as a three storey building containing 24 apartments.

The current application proposes 49 dwellings comprising of 28 bungalows, 5 dormer bungalows and 16 two storey houses. The development would be 100% affordable with some housing specifically for the over 55s. As with the previous application, the application indicates two areas to the north of the site to be children's play areas. The detailed design of the play equipment will form a separate application when those proposals are finalised. The applicant has stated that ongoing rent from the proposed dwellings would contribute towards the long-term upkeep of the play equipment.

Birchwood Area Community Land Trust Limited is a non-profit organisation who own and lease land and buildings on behalf of Birchwood Big Local and the Birchwood Community. The Board of Directors is made up of local residents.

The area of land subject to this application is partly allocated as a housing site and partly as Important Open Space within the Central Lincolnshire Local Plan 2017.

Community consultation by Birchwood Big Local started in 2015 before the submission of the outline application. A further consultation event was held in March 2020 by Birchwood Big local in relation to the current proposals. The Planning Statement details the all of the 24 comments received through pre-application consultation with a response to each comment.

The application has received neighbour 3 objections and 1 representation of support. Lincoln Civic Trust have also objected to the proposal.

## **Site History**

Reference:	Description	Status	Decision Date:
2017/0342/OUT	Erection of 62no. affordable dwellinghouses with vehicular access, hard and soft landscaping and installation of play equipment (Outline)	Granted Conditionally	10th November 2017

## **Case Officer Site Visit**

Undertaken on 9th October 2017, No recent site visit has been undertaken due to Covid 19 restrictions although previous photographs have been used as well as various online tools. Officers are satisfied that there is sufficient information consequently available to assess any potential impact and to make a robust decision on the proposals.

## **Policies Referred to:**

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP3 Level and Distribution of Growth
- Policy LP9 Health and Wellbeing
- Policy LP12 Infrastructure to Support Growth
- Policy LP13 Accessibility and Transport
- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP16 Development on Land affected by Contamination
- Policy LP23 Local Green Space and other Important Open Space
- Policy LP24 Creation of New Open Space, Sports and Recreation Facilities
- Policy LP26 Design and Amenity
- Policy LP36 Access and Movement within the Lincoln Area
- Policy LP49 Residential Allocations - Lincoln

## **Issues**

In this instance the main issues relevant to the consideration of the application are as follows:

- The Principle of the Development;
- Visual Amenity
- Residential Amenity
- Trees and Ecology
- Access and Highways
- Flood Risk and Drainage
- Other Matters - Contaminated Land, Air Quality and Sustainable Transport, Education, Health, Archaeology, Crime

## **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

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

<https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=Q7RB7VJFFNT00>

## **Statutory Consultation Responses**

Consultee	Comment
National Grid	Comments Received
Highways & Planning	Comments Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Anglian Water	Comments Received
Environment Agency	No Comments
Upper Witham, Witham First District & Witham Third District	No Comments
Education Planning Manager, Lincolnshire County Council	No Comments
Natural England	No Comments

## **Public Consultation Responses**

### Consultation Responses

Three objections have been submitted from local residents. These objections are included at the end of this report in full. The main concerns that have been raised include: doctors surgeries/schools being over capacity, the route through the site being unsafe for children, loss of green space, traffic concerns, loss of views, construction disruption, overlooking, loss of privacy, overshadowing, impact on ecology. The Civic Trust have objected on

highway grounds and loss of green space.

A representation of support has also been received from a resident on Aldergrove Crescent.

Name	Address
Mr Andrew Grant	20 Lyneham Close Lincoln Lincolnshire LN6 0HT
Mrs Joanne Grant	20 Lyneham Close Lincoln Lincolnshire LN6 0HT
Mrs Wendy D Parry	60 Aldergrove Crescent Lincoln Lincolnshire LN6 0SJ
Miss G White	12 Lyneham Close Lincoln Lincolnshire LN6 0HT

### **Consideration**

#### **The Principle of the Development in accordance with Policy**

Paragraph 11 of the National Planning Policy Framework states that at the heart of the framework is a presumption in favour of sustainable development.

LP1 of the Central Lincolnshire Local Plan (CLLP) echoes the presumption in favour of sustainable development as stated in the NPPF whilst Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing.

Paragraph 47 of the NPPF further states that to boost significantly the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites. The Central Lincoln Five Year Land Supply Report sets out those sites allocated for housing in order to meet the housing supply. The majority of the land outlined for housing on the layout is allocated as a housing site (site CL698) within the CLLP. The development of the site therefore accords with Policy LP49 and is acceptable in principle. The proposed housing, however, encroaches to the north and onto land allocated as Important Open Space, although this was also the case with the previous outline application. Policy LP23 safeguards these areas from development other than in very special circumstances. These circumstances include, where there would be replacement of open space elsewhere or enhancement of existing open space and where there is no significant detrimental impact on the surrounding area such as ecology, heritage assets etc. Officers are satisfied that special circumstances are present in this case, as with the

previous Outline consent, given that Birchwood Big Local propose to enhance the existing area of open space with the addition of two areas of play equipment. The impacts on the surrounding area are discussed in more detail within the report although given there are no significant ecology issues nor will development of this land cause harm to any heritage assets, it is considered that the tests within Policy LP23 are met and development of this land is acceptable in principle.

### Affordable Housing

The level of need for affordable housing is evidenced in the Strategic Housing Market Assessment. The findings suggest that across Central Lincolnshire, there is a need for 17,400 affordable homes between 2012-2036. To help meet this need it is therefore important that a reasonable, but viable, proportion of all new housing developments are affordable. It is intended that all of the homes proposed on this site are affordable as defined with the NPPF. The local requirement as set out in Policy LP11 is that 20% of dwellings on sites of developments of 11 dwellings or more are affordable. The application would therefore exceed the requirement within Policy LP11 of the CLLP. The details and delivery of the affordable housing on the site can be secured by way of a condition as well as through clauses when the City Council transfers ownership of the land to the Community Land Trust. The applicant is in discussions with affordable housing providers and whilst they haven't selected a provider yet, they hope to conclude these discussions later this year.

### Visual Amenity

The site is bordered by housing on the south and west boundaries with the rear of the Birchwood Shopping Centre to the east and open space to the north.

With regard to the layout of the site, the 28 bungalows have been designed in two separate blocks. The blocks would be orientated to ensure that the front elevations would face out onto Jasmin Green with communal areas behind, whilst maintaining some private garden space for each plot. The blocks have been designed this way in order to develop a sense of community and ownership of the communal spaces to the rear, encouraging integration and interaction amongst residents. These properties also have principal living space and bedrooms orientated onto their private external space with openable glazed doors. The proposed 16 two storey dwellings would be lined along the new access road which would give a presence and natural surveillance over the main pedestrian route through the site. The proposed 5 dormer bungalows would be positioned towards the south of the site, they would face onto one another in a row of 3 and 2 overlooking green space with proposed tree planting. Parking courts would be positioned throughout the site although these will be screened from public view from the main route through the site by planting whilst ensuring they are overlooked by the proposed dwellings. The access road into the site from Aldergrove Crescent would form a shared surface with planters, encouraging slow flow of traffic and priority to pedestrians and retain the link from Aldergrove Crescent to the Birchwood Shopping Centre.

The established character of the area is varied including bungalows, two storey properties and three storey flats located at the end of Lyneham Close. There would be two storey dwellings, bungalows and dormer bungalows proposed on the site. The three house types offer variety throughout the development. The new dwellings would be constructed of buff brick and slate tiled roofs which offers a simple, clean, quality design, avoiding the use of soffits and fascias. In order to add light and shade to the elevations, a deep window reveal

will be needed and the applicant has agreed for these details to be provided via a condition. A good quality buff brick will also be key to the success of the finished development, which will also be required by condition along with samples of the roof tile.

The proposed bungalows would be to lifetime homes standard, which has influenced aspects of the floor plans such as positioning of bathrooms and room sizes. The bungalows have maximised opportunity for natural light with oversized windows which also have a positive impact on the design. Policy LP10 requires the site to have at least 30% of the development to M4(2) standard or above of the Building Regulations (Access to and use of buildings). The architect has confirmed that 57% of the site is in exceedance of this requirement.

Landscaping is integral to the layout of the scheme, offering defensive space for gardens and separation between public and private areas as well as maintaining buffers between the proposed and existing housing. A wildflower meadow is also indicated on the landscaping plan within the south western corner of the site which has been incorporated following a suggestion from Lincolnshire Wildlife Trust on the previous application. Further details of the specific species to be included in the landscaping will be required by a condition.

It is considered that the layout and design of the proposed development has been carefully considered in terms of existing and future occupants. The development would therefore be in accordance with Policy LP26 and also paragraph 127 of the NPPF, which requires that developments should make a positive contribution to local character and distinctiveness.

### Residential Amenity

The previous outline application indicated three storey buildings on the site. The scale of the current application is for single and two storey properties. The two storey properties would be lined along the new access road and be positioned 13 metres at the closest point to the rear boundary of the properties on Snetterton Close. They would be at an oblique angle to the rear elevation of these properties, which would ensure overlooking would be minimised. The dormer bungalows would be within the south east area of the site. Given their height and position, more than 20 metres away from the rear boundary of the properties on Snetterton Close, it is considered privacy would be maintained between the existing and proposed dwellings. Dense landscaping on the border of the site would further ensure that the occupants of the properties on Snetterton Close would not be unduly harmed by the proposal.

The bungalows to the north of the access road would be positioned over 20 metres from the flats on Lyneham Close. Given their scale and position, it is not considered the bungalows would unduly impact on these existing properties.

To the east of the application is Birchwood Shopping Centre, it is not considered the proposal would have an unduly harmful impact on the centre. Given the position of some of the dwellings in relation to the service yard of the Birchwood Shopping Centre, the City Council's Pollution Control Officer has requested a condition to require the submission of a noise assessment before commencement of the development to ensure noise mitigation measures are incorporated on the proposed dwellings to protect them, if necessary.

It is considered that the proposal can be accommodated on the site without having a detrimental impact on surrounding properties. The proposal would therefore be in

accordance with the requirements of Policy LP26 in terms of impact on residential amenity.

### Trees and Ecology

An ecology report has been submitted with the application assessing the impact on possible habitats on the land from the proposed development. Whilst the majority of the site is grassland, there are groups of trees within the site which have potential to house bats and birds. The report concludes that development of the site represents a low risk to wildlife. The report recommends that in accordance with the NPPF, new trees within the site should be of native plant species and bird and bat boxes should be installed on the site. Bat and bird boxes have been shown on the landscaping drawing on the main corner buildings of the development and implementation of these details can be required by condition as well as the implementation of a wildflower meadow to ensure the conservation and enhancement of biodiversity in accordance with paragraph 170 of the NPPF.

A tree survey has been submitted with the application which identifies and defines the age and condition of the trees within the site. The report classifies the trees ranging from moderate to low amenity value, none of the trees on site are considered of high amenity value. Whilst boundary tree planning is to be retained and managed as part of the development, some of the trees within the main part of the site would need to be removed to accommodate the development. It has been counted that there will need to be approximately 50 trees removed to facilitate the development, however with over 200 trees planned as part of the development, the net gain in the long-term will be significant. The City Council's Arboricultural Officer has requested further details regarding protection measures for trees that would remain on the site and an Arboricultural Statement, both of which are proposed as conditions on the application. Subject to these conditions it is considered that the scheme would accord with Policy LP 17 of the CLLP which seeks to enhance landscapes and protect them from significant harm from development.

### Access and Highways

Outline consent was given previously with the access from Aldergrove Crescent. Whilst the applicant has been investigating opportunities to use access from Jasmin Road, discussions were not concluded before the application submission therefore access is currently proposed from Aldergrove Crescent. The access has been moved slightly to the east of the previously approved location in order to avoid an existing bus stop. The access into the site would be via a shared surface with measures such as block paving and planters to slow traffic down and give priority to pedestrians. A 2m wide footway will be provided along the eastern side of the carriageway from Aldergrove Crescent and within the site, a wide footway will link to Birchwood Shopping Centre. At the site access, dropped kerbs and tactile paving will be provided to aid pedestrian connectivity. There would be 69 unallocated car parking spaces for the total of the development

A transport statement has been compiled including a road safety audit which has been submitted with the application and assessed by the Highway Authority. The Highway Authority have also recommended further conditions to ensure the access and footways will be to adoptable standards, landscaping is appropriate where adjacent to the highway and that a construction management plan is submitted before commencement.

Overall, the site has good access to local facilities and public transport, the transport assessment shows access can be taken from Aldergrove Crescent safely and sufficient

parking is provided on site. Notwithstanding that, the site is in a location where travel can be minimised and the use of sustainable transport modes maximised, in accordance with CLLP Policy LP13.

### Flood Risk and Drainage

The site is within Flood Zone 1 and therefore is at low risk of flooding. The Lincolnshire County Council in their capacity as Lead Local Flood Authority has considered the application with regard to drainage and have proposed a condition which requires further details to be submitted regarding surface water drainage based on sustainable urban design principles. The condition will ensure that the proposal meets the requirements of the NPPF and CLLP Policy LP14, which gives priority to sustainable drainage systems unless it is proven impracticable to do so.

### Other Matters

#### Contaminated Land

Policy LP16 advises that development proposals must take into account the potential environmental impacts from any former use of the site. A Geo-Environmental report has been submitted with the application and the City Council's Scientific Officer has raised some queries with regard to parts of the submitted report. The Officer has advised, however, that while this matter is ongoing it can be appropriately dealt with by conditions as necessary.

#### Air Quality and Sustainable Transport

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

The proposed development will include off street parking and it is therefore recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development in line with the recommendations of CLLP Policy LP13. These details can be required as part of a condition.

#### Education

Lincolnshire County Council's Strategic Development Officer has confirmed that no contribution is required towards education in the local area as there is currently sufficient capacity in primary school places in the area for the proposed development.

#### Health

Consultation has been undertaken with the Health Care Commissioner as part of the planning process although no response has been received. A request for contribution to improved health care for provision for this site has therefore not been deemed necessary in this case in accordance with Policy LP9 of the CLLP.



## Archaeology

Due to the location of the site the City Council's Archaeologist has confirmed that a desk-based assessment is not required in this case.

## Design and Crime

Lincolnshire Police have raised no objection to the development but have suggested measures for reducing crime to be incorporated during the design stage. Whilst raising no fundamental objections they have highlighted some concern with the existence of the publicly accessible footpath through the site and the communal spaces within the site, potentially becoming a target for crime. Whilst the comments of the police are noted, it is considered that permeability through the site is key to its success. The site has an existing pedestrian route through the site and it is important, in planning terms, that this permeability is retained. Furthermore, the development has been designed to offer natural surveillance with any courtyard or communal space being looked by proposed dwellings. It is also worth noting that the properties will be affordable and therefore managed and maintained by a Registered Provider. Should a problem arise in terms of crime in the future, there would be potential to address the specific problem at that point rather than preventatively gating off large areas of communal outdoor space which would no doubt harm the developments attractiveness and ultimate success.

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

Yes, meetings with officers at pre-application stage.

## **Financial Implications**

None.

## **Legal Implications**

None.

## **Equality Implications**

None.

## **Conclusion**

The principle of developing this site for residential development is acceptable and has been previously established with an outline consent as well as being an allocated housing site in the Local Plan. The proposal is appropriately designed to sit well within its context whilst respecting the amenity of adjacent neighbours. It is therefore considered that the proposed development is in accordance with national and local planning policy and subject to the conditions referenced within this report being applied would be in accordance with local and national planning policy.

## **Application Determined within Target Date**

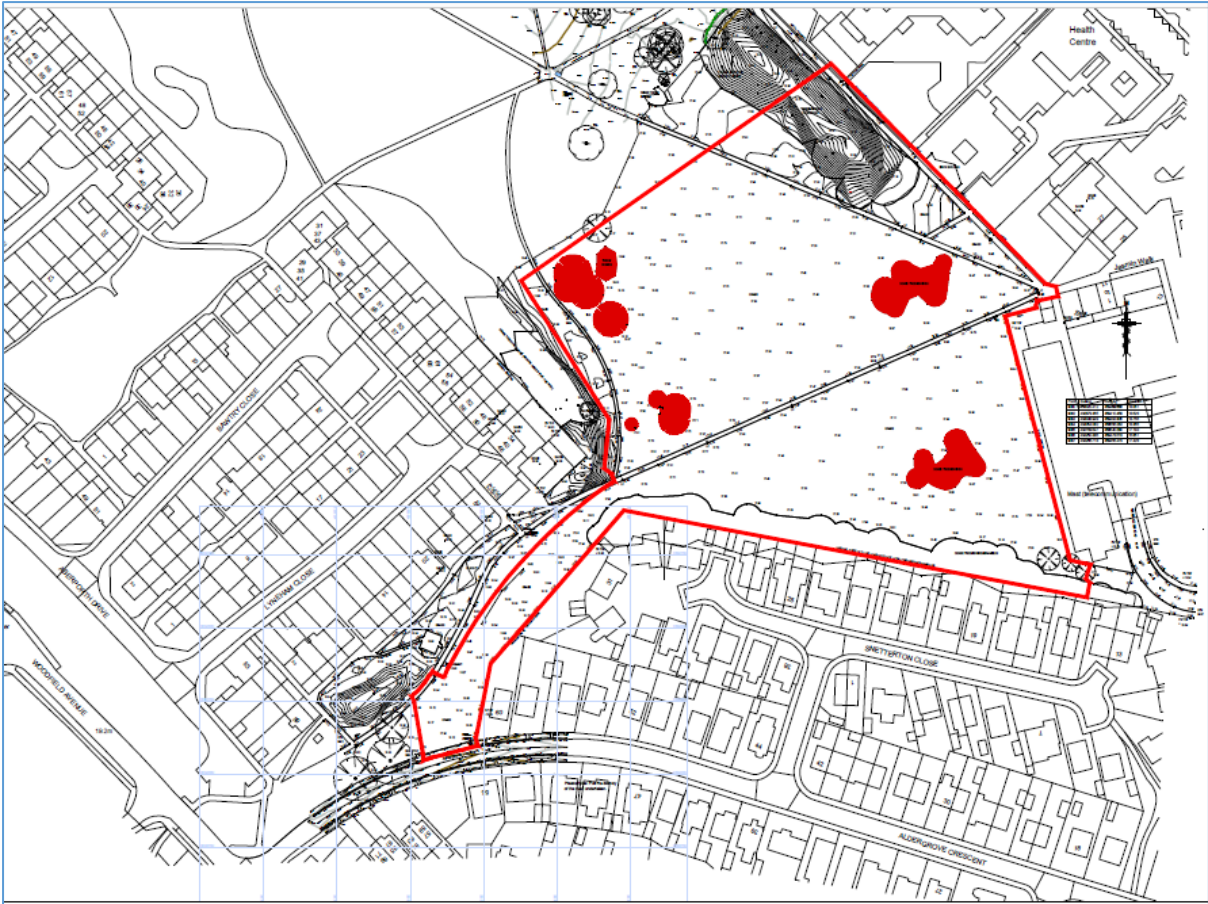
Yes.

## **Recommendation**

That authority is delegated to the Assistant Director for Planning to grant the application conditionally subject to no further comment being received during the consultation (site notice consultation runs out 19<sup>th</sup> June 2020).

## **Conditions**

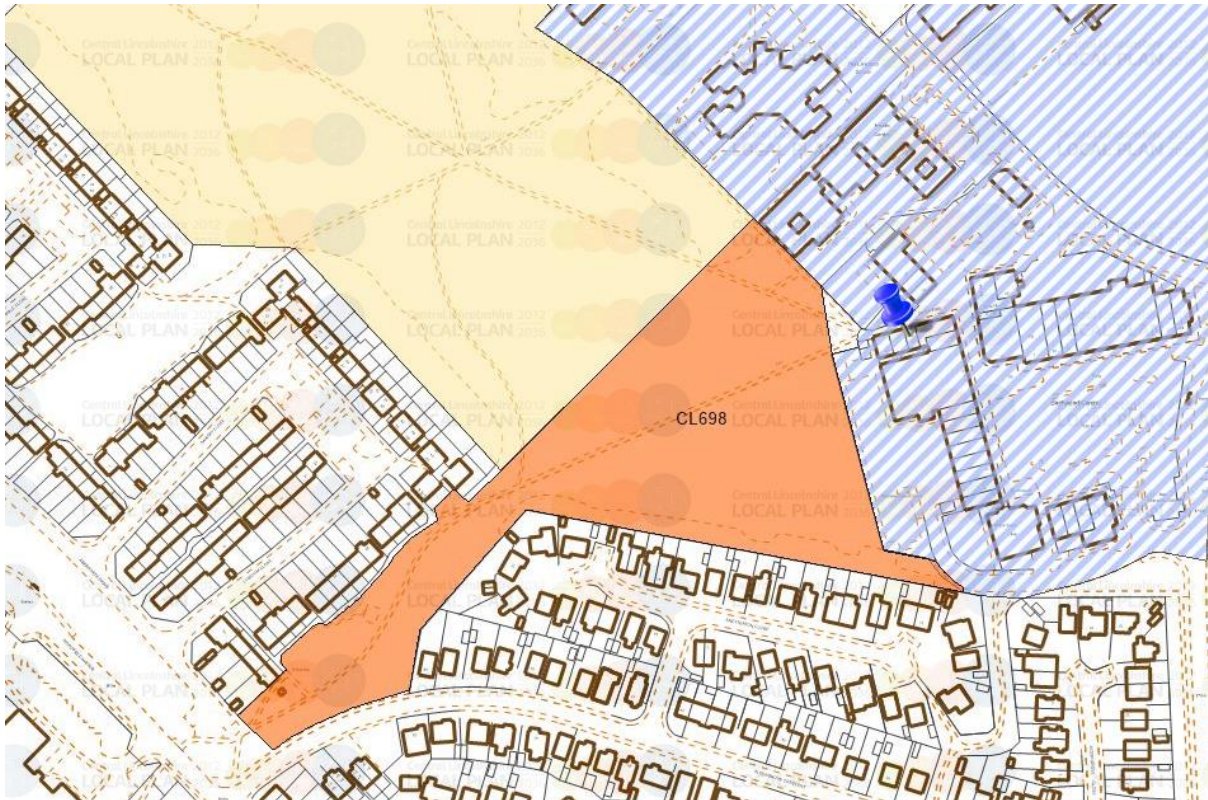
- 3 year condition
- Accordance with plans
- Landscaping details
- Boundary walls and fences
- Materials
- Arboricultural method statement – including tree protection measures
- Details of affordable housing
- Hours of work restricted
- Highway construction management plan
- Estate roads shall be laid out before any dwelling is occupied
- Surface water drainage scheme to be submitted
- Bat/bird boxes to be implemented
- Electric Vehicle charging points
- Noise assessment
- Construction hours condition
- External Lighting details to be submitted
- Contaminated land



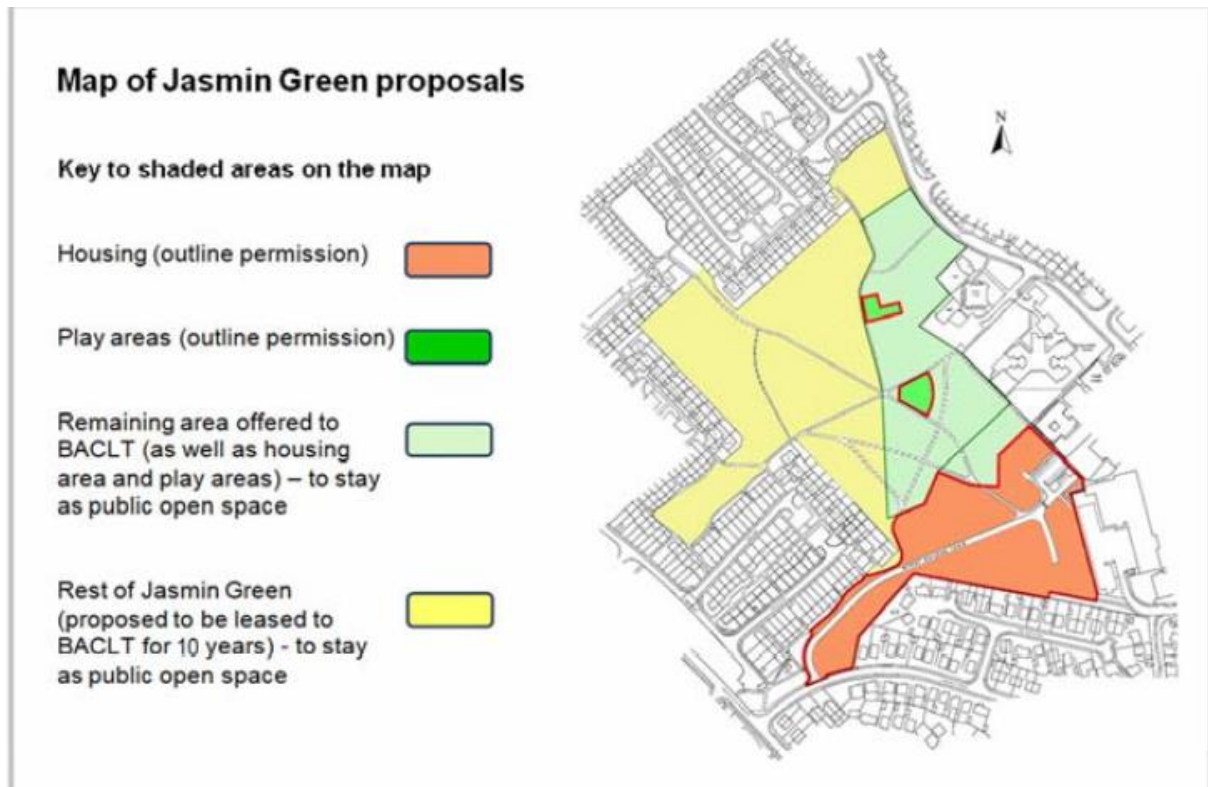
**EXISTING SITE LOCATION**



Site Location



Allocated Site in the Central Lincolnshire Local Plan



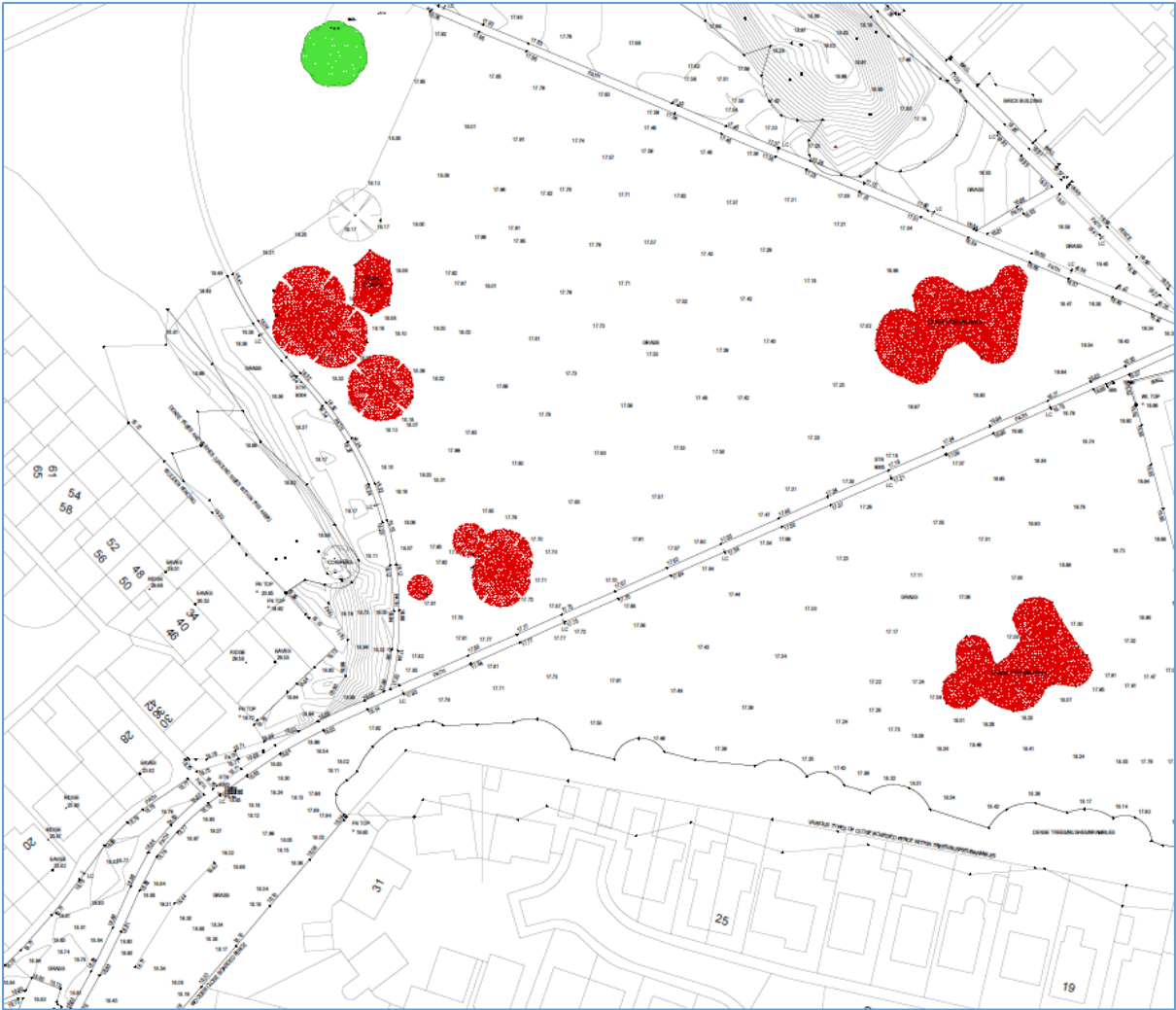
Previous Outline Consent



Block Plan



Landscaping Drawing



Trees to be removed



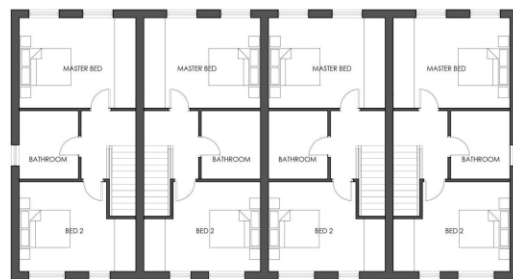
Two storey properties



PROPOSED ELEVATIONS | 1:100



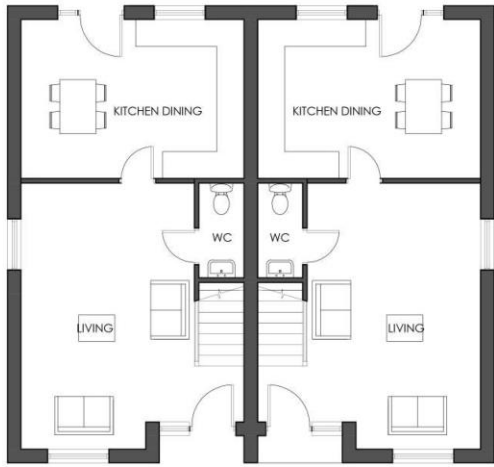
GROUND FLOOR  
GIA: 81.9m<sup>2</sup>



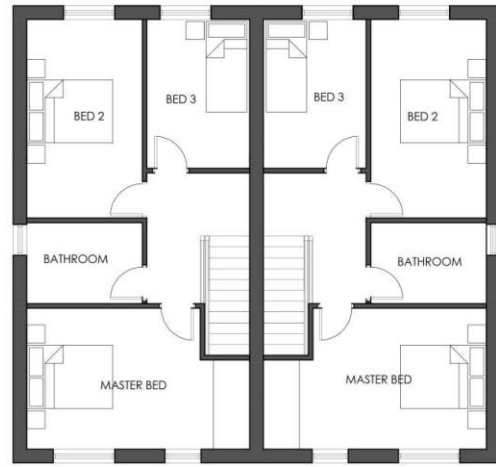
FIRST FLOOR



PROPOSED ELEVATIONS | 1:100



GROUND FLOOR  
GIA:95m<sup>2</sup>



FIRST FLOOR

PROPOSED PLANS | 1:100

Dormer bungalows

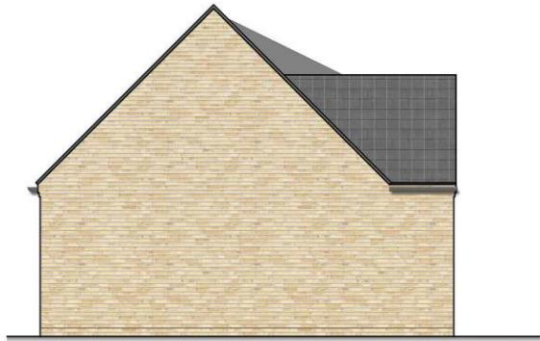


FRONT

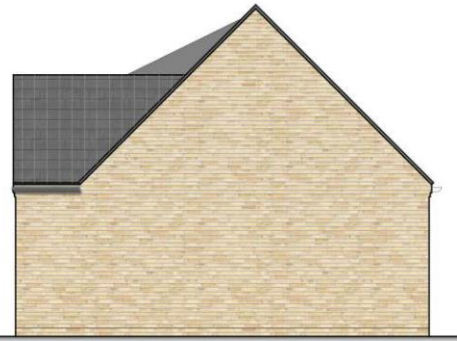
**PROPOSED ELEVATIONS | 1:100**



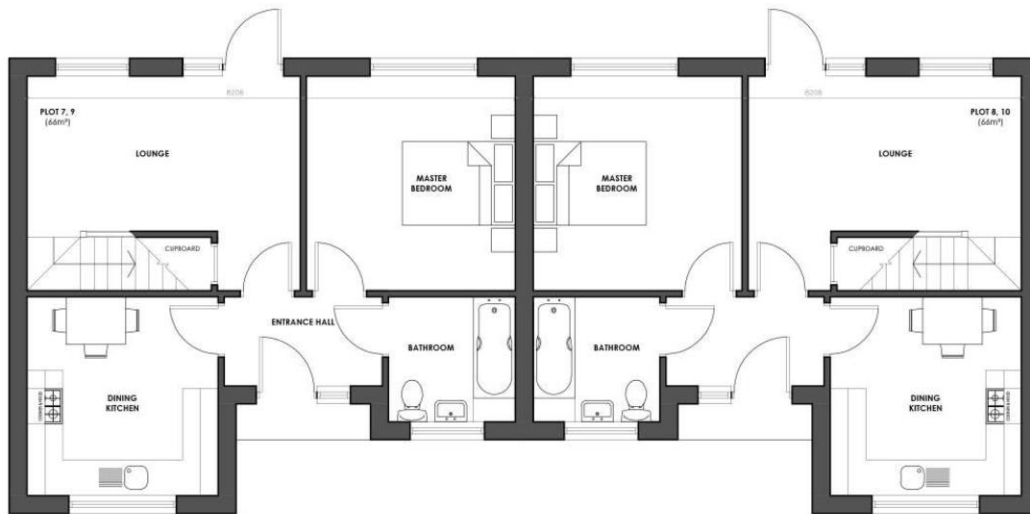
REAR



SIDE



SIDE



GROUND FLOOR  
GIA: 68.4m<sup>2</sup>

**PROPOSED PLANS | 1:100**

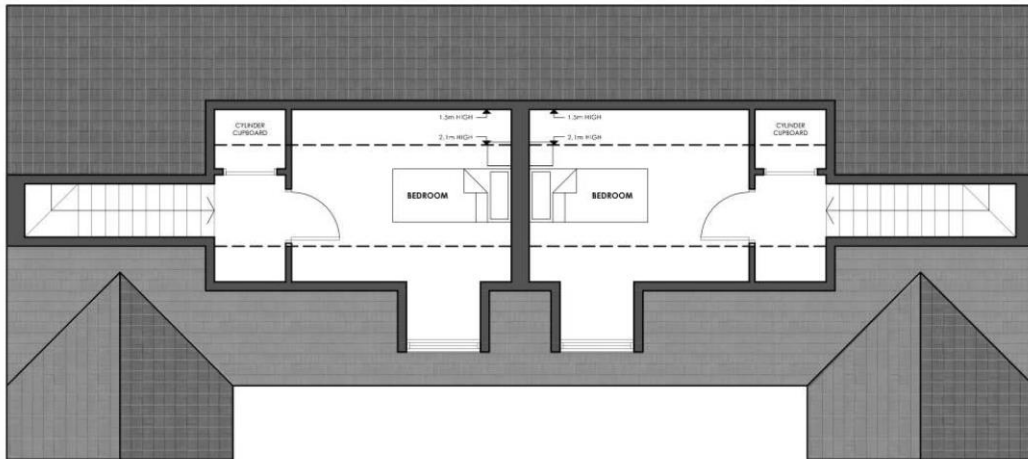


FRONT

**PROPOSED ELEVATIONS | 1:100**



GROUND FLOOR  
GIA: 68.4m<sup>2</sup>



FIRST FLOOR

Bungalows







**STREET VIEW 1**  
ALDERGROVE TO JASMIN WALK



**STREET VIEW 2**  
JASMIN WALK TO ALDERGROVE

Visuals



## Photographs



The entrance to the application site, view from Aldergrove Crescent to the properties on Lyneham Close



The entrance to the application site, view from Aldergrove Crescent to the properties on Lyneham Close



View towards properties on Lyneham Close



View towards the side of No. 60 Aldergrove Crescent



Three storey building at the end of Lyneham Close



View into the site looking from west to east



The site showing the rear of the Birchwood Centre



The site and the service yard of the Birchwood Centre





North of the application site



North of the application site



Part of the application site, taken from the open space to the north

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**Mrs Joanne Grant 20 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)**

Comment submitted date: Mon 27 Apr 2020

The concerns I have are:

- 1 doctors surgeries are jammed now without more people.
2. The amount of children now walking to school will have to change from a safe route to a route near roads.
3. There will be no more green space for the community to collect.
4. It will be a danger to children whilst being built.
5. The schools that are around here are fully subscribed.
6. The amount of traffic on the roads now is too much.they are about full to capacity.
- 7 nursery schools often take a class of children down the path to either the church or a nature walk and once they cross woodfield avenue they don't need to worry about a road, so that will have to change
8. We will no longer be able to see grass land and the cathedral. Our view will be road and backs of houses.

---

**Mr Andrew Grant 20 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)**

Comment submitted date: Mon 27 Apr 2020

I have many concerns about this,from children's safety to quality of life when the buildings are complete and while the work is in progress. Pressure on our gp surgeries and life in general.

---

**Miss G White 12 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)**

Comment submitted date: Wed 22 Apr 2020

I object to the planning application. It is the only unspoilt green space that we have left on the estate. It is used by families, dog walkers, children and residents for all purposes. Building on it will have an adverse effect on the residential amenity of the residents that live nearby. The visual impact will result in overlooking, loss of privacy and overshadowing from the extra buildings. It will completely spoil the green space that we are so lucky to have. The effect on the character of the neighbourhood will be extensive. Adding a road from Aldergrove Crescent is dangerous. The junction is busy enough. It is a bus route. Each morning and afternoon, families walk across the field in safety without having to cross roads, to commute to the six schools and nurseries on each side of the estate. Having to navigate a road will take away the peace of mind and freedom the children have to ride their bikes and scooters in safety. It is also home to nature; bats, hedgehogs, birds and other creatures. It is wrong to take this away.

---

**Mrs Wendy D Parry 60 Aldergrove Crescent Lincoln Lincolnshire LN6 0SJ (Supports)**

Comment submitted date: Sat 11 Apr 2020

I live on the edge of Jasmin Green where the road would come out. I am happy with the proposed plans as many people just drive across the grass.



Plant Protection  
Cadent  
Block 1; Floor 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
E-mail: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
Telephone: +44 (0)800 688588

JULIE MASON  
City of Lincoln Council.  
City Hall Orchard Street  
Lincoln  
LN11DN

**National Gas Emergency Number:**  
0800 111 999\*

**National Grid Electricity Emergency Number:**  
0800 40 40 90\*

\* Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.

[www.cadentgas.com](http://www.cadentgas.com)

**Date:** 31/03/2020

**Our Ref:** EM\_GE1B\_3NWP\_023316

**Your Ref:** 2020/0219/FUL (TC)

**RE: Formal Planning Application, LN6 0SJ Jasmin Green Jasmin Road Recreational Land Jasmin Road Lincoln Lincolnshire**

Thank you for your enquiry which was received on 30/03/2020.  
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus. For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

#### **Are My Works Affected?**

**Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.**

**Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.**

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

### Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

# ASSESSMENT

## Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

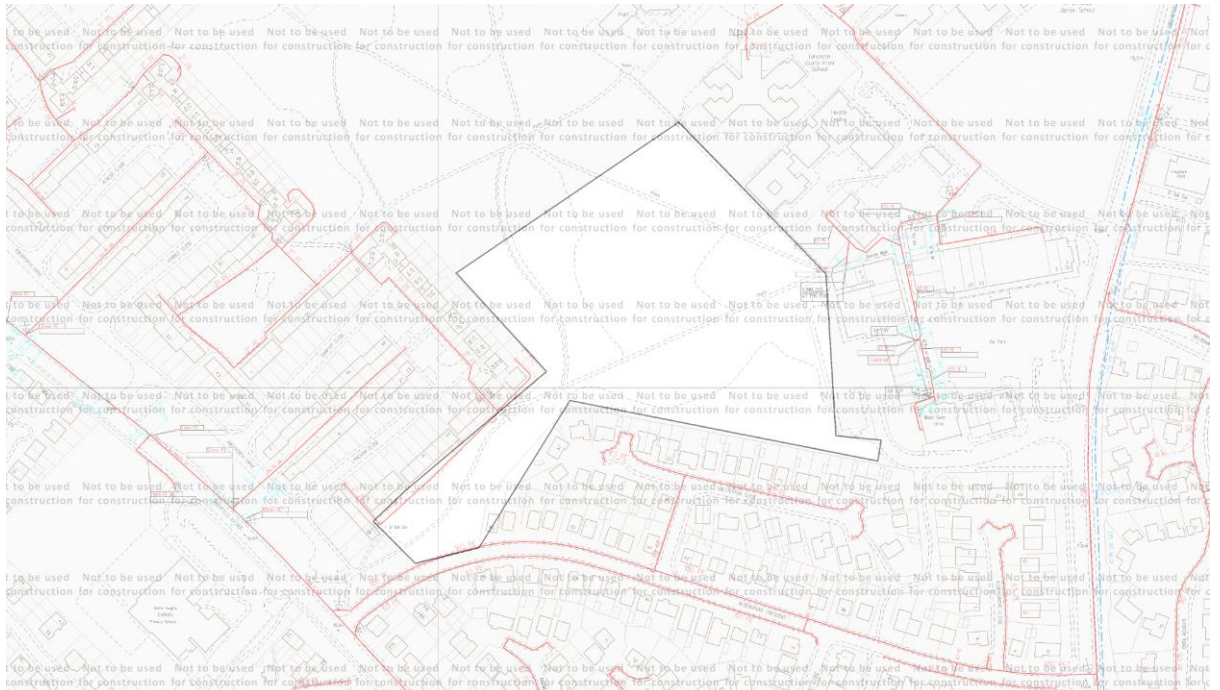
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

## Requirements

**BEFORE carrying out any work you must:**

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.





EM_GE1B_3NWP_023316		View extent: 723m, 393m	<b>Do not proceed without further consultation</b>	Map 1 of 1 (GAS)
DR: toby.cooper DATE: 31/03/2020 DATE: 30/03/2020 F: 2020/0219/FUL (TC) P REF: SK9369 NTR: 493106, 369525	LP MAINS MP MAINS IP MAINS LHP MAINS NHP MAINS		<p>This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	MAPS Plot Server Version 1.1  Your Gas Network Requested by: City of Lincoln Council. This plan is reproduced from or based OS map by Cadent Gas Limited, with the permission of the controller of HM Stationery Office Crown Copyright Reserved. Ordnance Survey Licence number 100
examples of Pipe Items: 		0m 50m Approximate scale 1:2500 on A4 Colour Landscape		

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



To: Lincoln City Council

Application Ref: 2020/0219/FUL

Description of development

**Erection of 49no. dwellings, vehicular access and hard & soft landscaping**

Address or location

**Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln**

With reference to the above application received 30 March 2020

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)

Highway Informative 05

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

Highway Informative 08

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.

Highway Condition 00

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;

- phasing of the development to include access construction;
- 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; and
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include 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.

#### Highway Condition 26

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

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

#### Highway Condition 33

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 5 litres per second;
- 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 dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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

Highway Condition 01

No development shall take place until a scheme of landscaping has been submitted to, and approved in writing by, the Local Planning Authority which shall indicate appropriate trees for planting within or adjacent to the adoptable highway and details for future maintenance and management for planters and bio-retention systems over the lifetime of the development.

Reason: To ensure that landscaping within the permitted development will be maintained to a satisfactory standard for the lifetime of the development for the site to adequately drain surface water and in the interest of safety, to avoid the creation of pedestrian trip hazards within the public highway.

Case Officer:

Date: 2 June 2020

*Becky Melhuish*  
for Warren Peppard  
Head of Development



## LINCOLNSHIRE POLICE

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

Your Ref: 2020/0219/FUL

2<sup>nd</sup> April 2020

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

### **Jasmin Green – Jasmin Recreational Ground, Birchwood , Lincoln (49 Units)**

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

#### **Lincolnshire Police do not have any objections to this application.**

**Building Regulations** (October 1<sup>st</sup> 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

#### **External Doors & Windows**

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

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

## **Landscaping**

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

## **Utilities**

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters.

## **Footpaths.**

Overall the permeability of this development is of concern and therefore it is important that measures to mitigate any risk are formalised and included in this development.

Footpaths where deemed necessary should be as straight as possible, at least 3m wide and well lit, devoid of hidden recesses or potential hiding places and overlooked by surrounding properties. All footpaths should be well maintained so as to allow natural surveillance along the path and its borders.

The existence of a publicly accessible footpath through a residential development and in particular where the footpath can provide unrestricted access to the rear of the properties can provide a risk in terms of crime and cognisance of the above comments should be taken.

## **Rear Access**

It is strongly advised that if there are any rear access (service) alleyways incorporated, they must be gated at their entrances. The gates must not be easy to climb over or easily removed from their hinges and they must have a key operated lock. By Design – Better Places to Live (Companion Guide to Planning Policy Statement 3) page 46 states:

***“Rear servicing can undermine the security of dwellings by allowing strangers access to the rear of dwellings.”***

In respect of landscaping, it is important that in vulnerable locations, such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should not fall lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.

It is highly recommend that all vulnerable ground floor windows and doors be security-tested to British Standard 7950 and Product Assessment Specification (P.A.S.) 24:2016 respectively (Secured by Design Standards).

## **Parking Courtyards**

Where communal parking areas are deemed necessary bays should be in small groups, close to and adjacent to homes and within the view of active rooms.

Rear parking courtyards are not to be encouraged and should therefore be avoided, where necessary they should be gated. The use of gable end windows should be a consideration thus allowing residents to see their vehicles.

All parking areas should be appropriately lit to levels recommended by BS 5489-1:2013 and benefit from natural surveillance and ideally good pedestrian footfall. Adjacent shrubbery and bushes should be designed to have a limited growth rate (no more than 1 m) and are easy to maintain.

### **Communal Areas (Public Open Spaces) where applicable.**

Where a communal recreational area has been created it is important that adequate mechanisms and resources are in place to ensure its satisfactory future management. If a play-area (toddler) is to be included this should be so designed that it can be secured at night-time to help prevent any misuse such as damage or graffiti. The type and nature of any fencing should be specific to this area but should be to a minimum of 1200mm which can often discourage casual entry. It should also be overlooked.

I would recommend that 'air lock' style access points (at least two) with grated flooring to prevent animal access and the resultant fouling that may occur. Such gating systems will also reduce the risk of younger children exiting onto the adjacent roadways.

### **Lighting**

Schemes should be that vulnerable light fittings are protected against vandalism. The overall lighting scheme should be well considered and evenly distribute light avoiding dark shadows, provide good colour rendition, and not cause glare or light pollution and effectively support formal and informal surveillance within the residential blocks and surrounding residential homes.

With regard to the lighting I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. The Code for Sustainable Homes requires security lighting to be PIR and for the lamp not to exceed 150w. Secured by Design has not specified this type of security lighting for a number of years following advice from the institute of Lighting Engineers and police concerning the increase in the fear of crime ( particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

Lighting (bulk head style) should be designed to cover all external doors.

### **Door Chains and viewers**

A door chain must be installed on the door set that the occupier would expect to be the main entry (front) door. A door viewer must also be fitted between 1200 mm and 1500 mm from the bottom of the door (not required if the door set is installed with clear glazing or adjacent windows provide a clear view of the front door entrance).

### **Letter Plates**

Crime analysis has concluded that there is no perceived risk of 'fishing', lock manipulation or incidents of arson within the location. As a result there are no requirements for letter plate deflectors.

## Intruder Alarms


A 13 amp non-switched fused spur should be installed in a central position (hall) to provide the facility for the resident to install an intruder alarm system.

I would direct and recommend that the current *NPCC CPI 2019* is referred to as a source document in the planning and design process

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

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

Yours sincerely

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

### Lincoln Civic Trust

Comment Date: Mon 20 Apr 2020

OBJECTION <br/>1. We objected on the initial application to the access to the site which takes away more 'green space' than is necessary. There is to the side and rear of the Birchwood Shopping centre an already in use road which with minor alterations to the road width and the car park to the rear, could be designated as the entrance road to the estate and would not require the strip of land between Aldergrove Crescent and the rear of houses on Lyneham close being lost as green space and inconvenience the residents thereof. Aldergrove Crescent is a narrow 'internal-estate' road meant purely for servicing the houses on that road and not built as a thoroughfare to another development. <br/><br/>2. We are concerned about the use of the 'Home Zone' principle and would like to be assured that there are to be clearly defined routes which allow pedestrians and cyclists to operate without the fear created by the movement of motor vehicles. <br/><br/>3. We would finally like to reiterate our suggestion that it should be written that this development does not act as a precedent for any future applications to develop any of the remaining green space that exists and that this should be irrespective of who is applying.<br/>





## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 156188/1/0081345

Local Planning Authority: Lincoln District (B)

Site: Jasmin Green, Birchwood

Proposal: Erection of 49no. dwellings, vehicular access and hard & soft landscaping

Planning application: 2020/0219/FUL

**Prepared by:** Pre-Development Team

**Date:** 6 April 2020

### ASSETS

#### Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

### WASTEWATER SERVICES

#### Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

### Section 3 - Used Water Network

This response has been based on the following submitted documents: PROPOSED SURFACE AND FOUL WATER DRAINAGE STRATEGY. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable. We request that the agreed strategy is reflected in the planning approval

### Section 5 - Suggested Planning Conditions

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

#### Surface Water Disposal (Section 4)

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

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

**Next steps**

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

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

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

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

**Surface water:**

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

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<b>Application Number:</b>	2020/0275/HOU
<b>Site Address:</b>	86 Wolsey Way, Lincoln, Lincolnshire
<b>Target Date:</b>	27th June 2020
<b>Agent Name:</b>	Rob Bradley Building Design Ltd
<b>Applicant Name:</b>	Mr C Spence
<b>Proposal:</b>	Erection of two storey front extension and single storey side extension. (RE-SUBMISSION)

**Background - Site Location and Description**

The application is a resubmission of a previously approved application. The resubmission proposes a two storey front extension and single storey side extension to 86 Wolsey Way. The property is a two storey detached dwelling.

The original application was granted by Planning Committee in February 2020 (2019/0971/HOU).

The resubmission has been submitted because the applicant wishes to alter the approved proposal. The amendments consist of a bay window to the side elevation facing No. 84 Wolsey Way as well as a single storey extension to the opposite side, adjacent to the boundary with No. 92 all other details remain as previously approved.

The application has been brought to Planning Committee at the request of Councillor Jackie Kirk as Ward Councillor. Objections have been submitted by Councillors Jackie Kirk and Patrick Vaughan. An objection has also been received from the neighbour at No. 92 Wolsey Way.

**Site History**

Reference:	Description	Status	Decision Date:
2019/0971/HOU	Erection of two storey front extension and single storey side extension.	Granted Conditionally	27th February 2020
98/060/F	Erection of a single storey extension (5.35m x 11.65m) and pitched roof to garage.	Granted Conditionally	19th March 1998

**Case Officer Site Visit**

Undertaken on 24th February 2020 during previous application. A more recent site visit has not been undertaken due to Covid 19 restrictions although sufficient photographs were taken in February and are attached to the report.

**Policies Referred to**

- Policy LP26 Design and Amenity
- National Planning Policy Framework

**Issues**

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

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

### **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	Comments Received

### **Public Consultation Responses**

Name	Address
Councillor Patrick J Vaughan	
Councillor Jackie Kirk	
Mr Ernie Thompson	Thackeray 92 Wolsey Way Lincoln Lincolnshire LN2 4SJ

### **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.

#### **Neighbour Comments**

The occupants of No. 92 Wolsey Way have objected to the proposal, their concerns include, proximity to their boundary, further loss of light from the height and scale of the building, previous application rejected in 1998 and future maintenance issues.

Councillor Jackie Kirk spoke against the application at the previous committee and considers the amendment would have a greater impact than the previously approved

scheme.

Councillor Patrick Vaughan opposed the previous application and considers the revision should be refused. In his objection, Councillor Vaughan also refers to previously refused applications from 1998.

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

<https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=Q9NTUGJFG1U00>

Officers can advise that a site history has been carried out and whilst there was a previous application 1998, this was for a single storey front extension which was granted but not implemented. In any case, it is considered that an application from 1998 would now have limited weight in the planning balance. However, the previous consent from earlier this year is extant and should therefore be taken into account when considering the amendments to the scheme.

#### Impact on Residential Amenity

In terms of the impact of the extension on residential amenity, the two storey front extension would remain of the same projection as previously approved albeit the ground floor footprint would be larger and therefore 1.2 metres closer to the boundary with No. 92 at ground floor. The new single storey element would be in line with the permitted development extension in height and projection. The permitted development extension was shown on the drawings previously, as well as the current application.

The bulk of the extension would be adjacent to the side elevation of No. 92 Wolsey Way. The extension is positioned 0.9 metres from the boundary with No. 92. This neighbouring property is a bungalow and has a bathroom and en-suite window positioned within the side elevation facing the proposed extension. As with the previous application the extension is positioned to the south-east of the neighbouring property therefore there will be some loss of afternoon sunlight to the bathroom and en-suite windows and the side garden area of No. 92. However, as these windows serve none habitable rooms, it is considered that limited weight can be given to this impact. It is not considered loss of light would be increased by the single storey addition. With regard to the side garden, the existing boundary fence restricts light into this area already and on balance it is not considered that the loss of light from the proposed extension would cause a significant amount of harm to the occupants of No. 92. Similarly, as the main bulk of the extension would be adjacent to the side elevation of No. 92, it is not considered that the extension would appear unduly dominant or overbearing from the main garden of No. 92.

Whilst the previous application included a window in the side elevation adjacent to No. 92, this has been removed, it is therefore considered that privacy would be maintained between the two neighbours.

Officers are therefore satisfied that despite the single storey element of the proposal would be closer to the boundary than previously approved application, the impact on No. 92 from the proposed extension would not be unduly harmful.

The property is within a private cul-de-sac which means that the side windows within the

front extension would face the front of the neighbouring property No. 84 Wolsey Way. No objections have been received from the occupants of No. 84. The distance between the extension and the front elevation of No. 84 would be 14 metres. The current resubmitted application includes a bay window within the side elevation facing No. 84 although all other detail remains as previously approved. The previous consent granted windows in the ground and first floor of this elevation and is it not considered that the inclusion of a bay would increase overlooking to No. 84 to an unacceptable degree. The projection of the extension would remain the same when viewed from No. 84 and it is therefore not considered the proposal would appear overbearing when viewed from this neighbour and positioned to the south of the application site, loss of light would not be an issue.

It is not considered that there would be any further residential properties impacted upon by the proposal and overall the amendments to the previously approved extension are acceptable in terms of their impact on residential amenity.

#### Impact on Visual Amenity

With regard to visual amenity, it is considered that the amendments from the previously approved application would have very little impact on visual amenity. The property is set back from Wolsey Way by approximately 23 metres. The front extension would project 7 metres and have a gable facing Wolsey Way. The materials to be used in the extension would match that of the host property.

Whilst the projection would be substantial, it would be the same as previously approved, furthermore given the separation from the highway and an existing double garage with a hipped roof between the host property and Wolsey Way, it is not considered that the extension would appear unduly prominent when viewed from the wider area.

Overall, it is considered that the proposals are acceptable and would not be harmful in terms of visual amenity.

#### Impact on Highway Safety

The highway impact would be the same as previously approved. The extension would not impact on the existing driveway or garage to the front of the property. The drawings indicate the existing grassed area would be removed and a new parking area formed to the front of the property. The new parking area would not require consent although if any alterations are required to the highway such as an extension of the existing dropped kerb then separate consent from Highways at County Council would need to be sought.

It is not considered that highway safety will be compromised by the extension and County Council as Highway Authority have raised no objections to the proposals.

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

Advice given to architect regarding type of application to submit for resubmission.

#### **Financial Implications**

None.



### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The resubmitted application incorporates minor alterations which, on balance, 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.

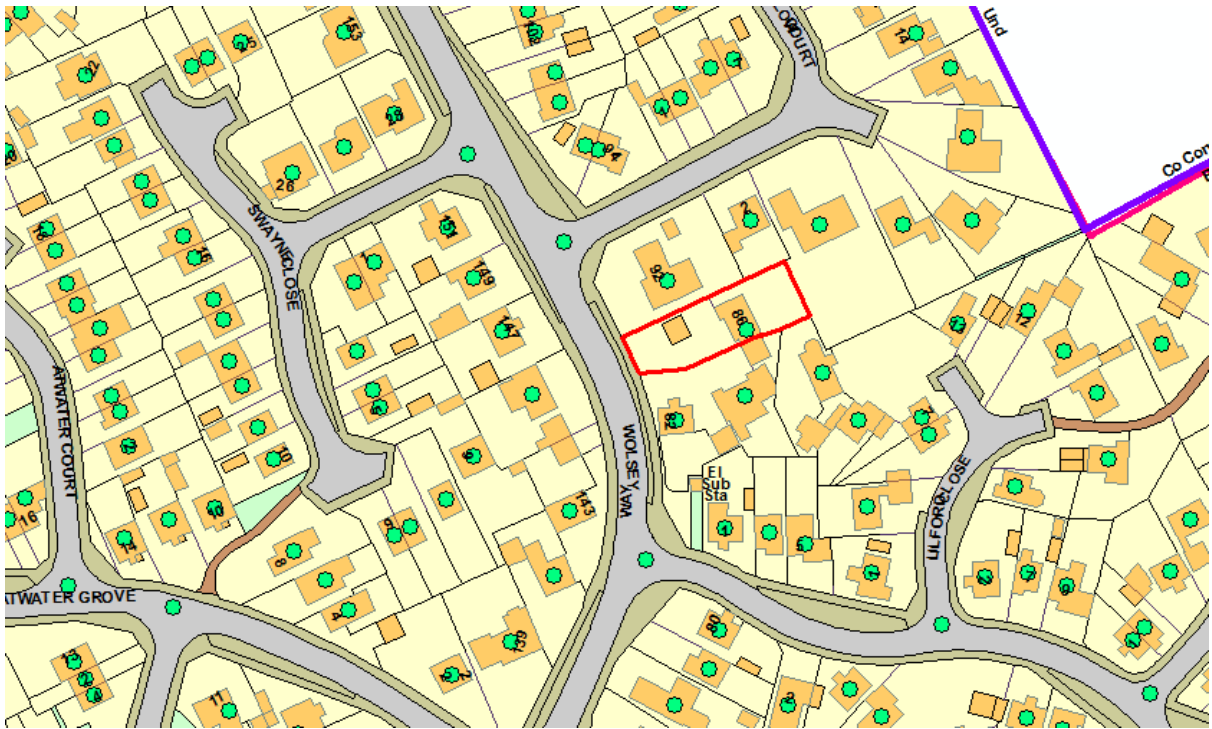
### **Recommendation**

That the application is Granted Conditionally.

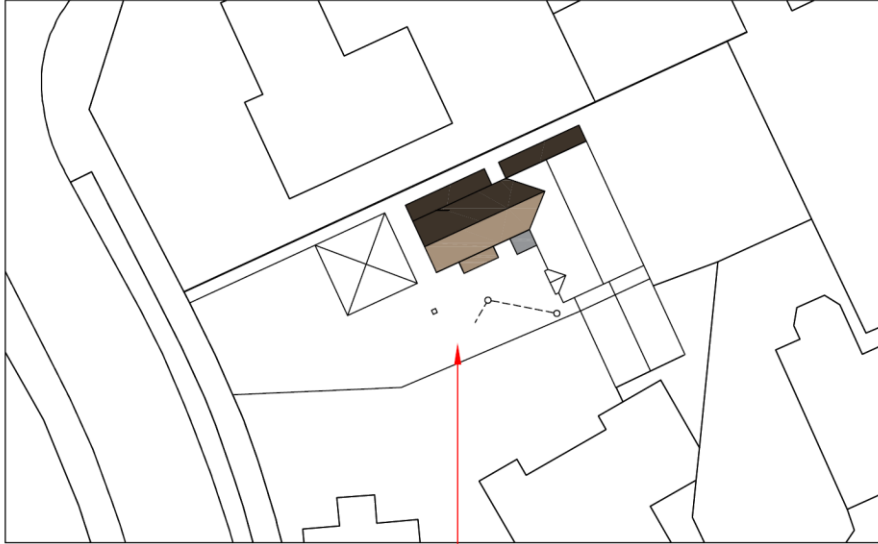
### **Standard Conditions**

- Standard years condition and plans conditions
- Construction hours condition
- 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.

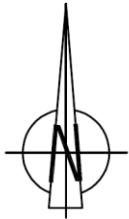
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Site location plan



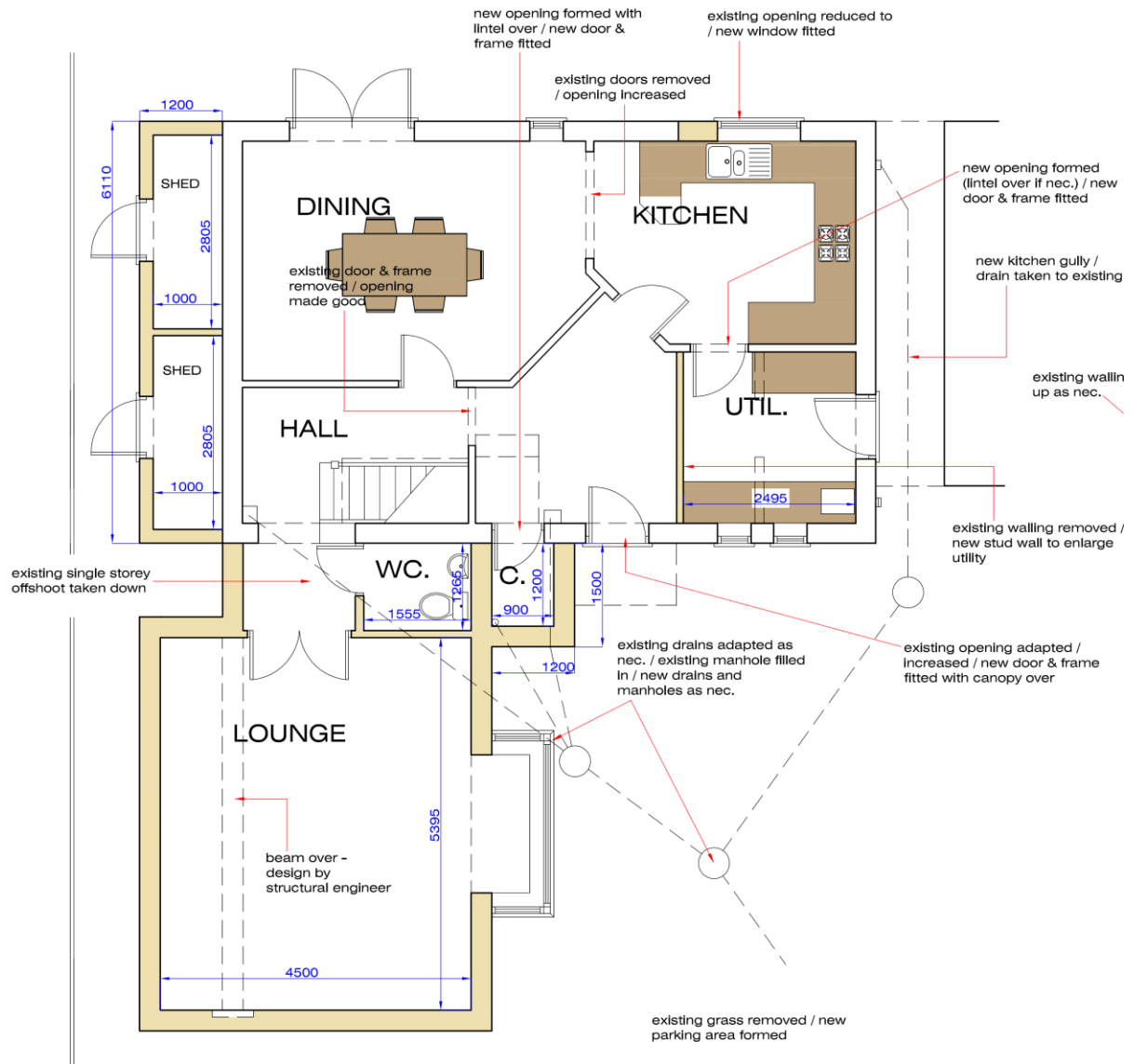
existing grass removed / new parking area formed



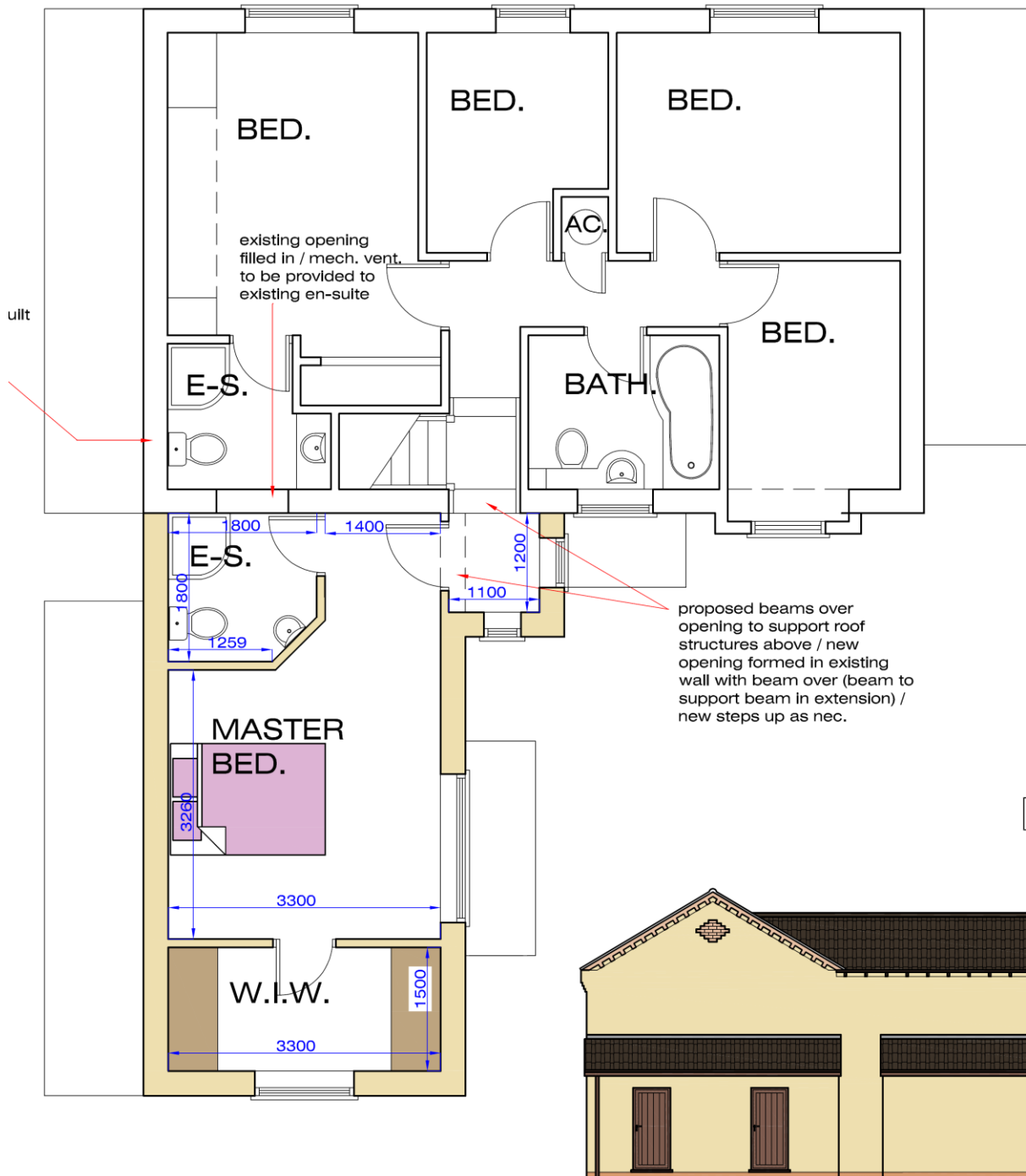
# SITE LAYOUT



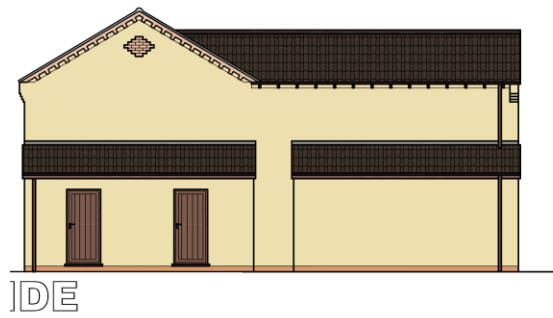
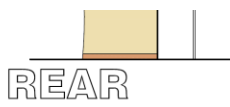
# Proposed ground floor plan



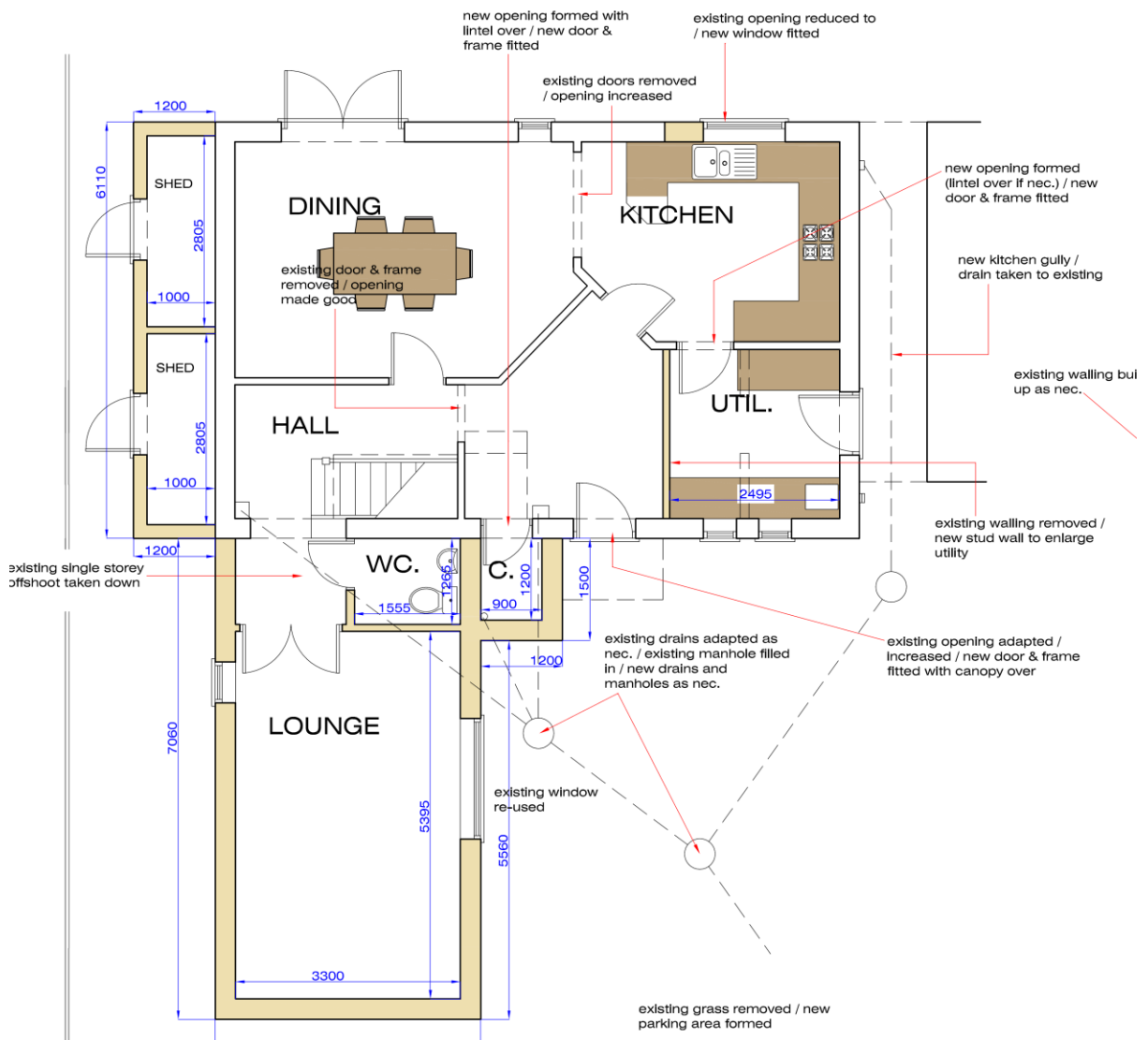
# Proposed first floor plan



Proposed elevations

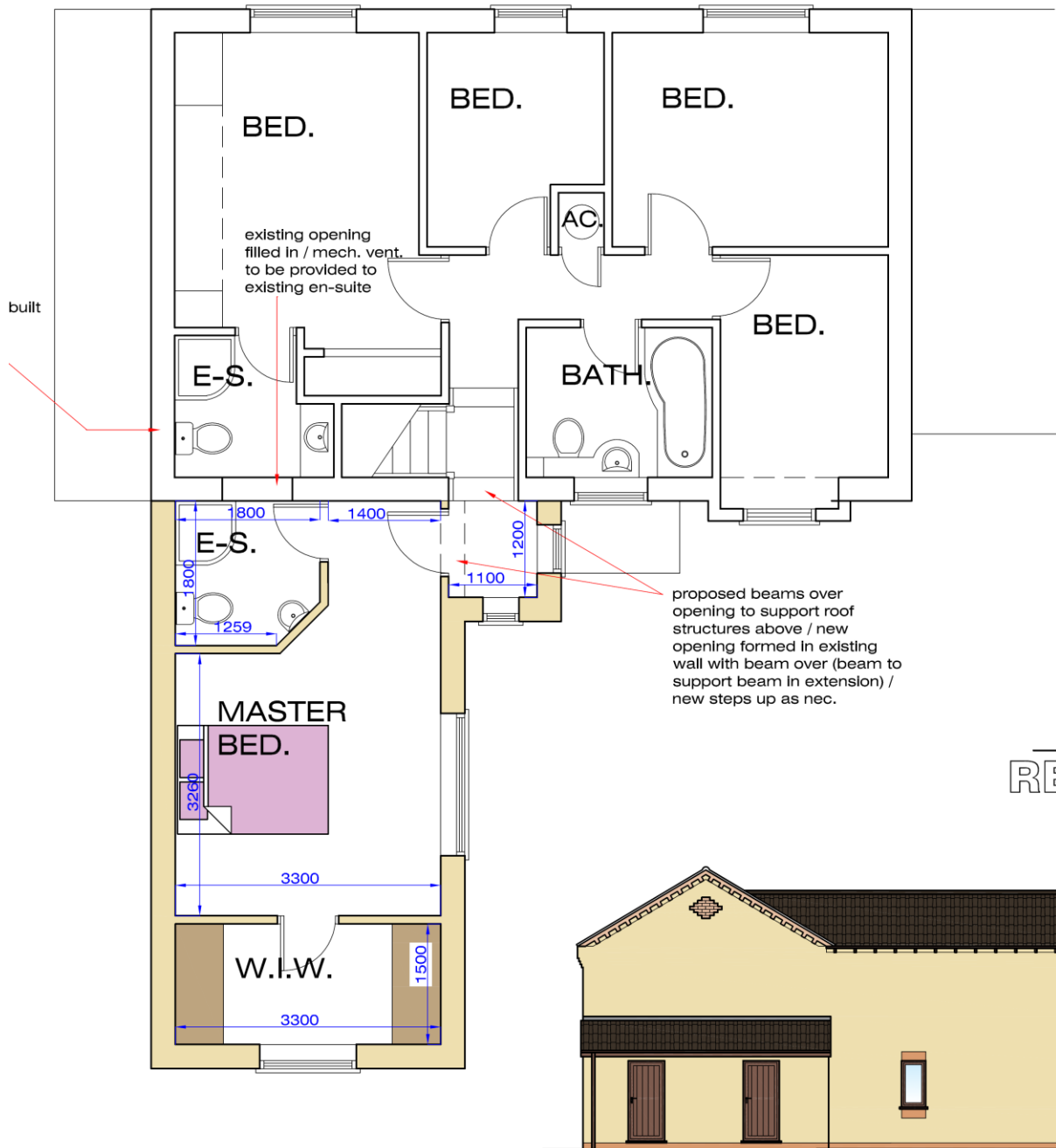


# Previously approved ground floor plan





# Previously approved first floor



Previously approved elevations



WISAN



## Views of the application property







Views from No. 92 Wolsey Way





## Mr Ernie Thompson 92 Wolsey Way Lincoln Lincolnshire LN2 4SJ (Objects)

Comment submitted date: Wed 27 May 2020

Proposed Development at 86 Wolsey Way LN2 4SJ

Your Reference: 2020/0275/HOU - Objection

For the Attention of Julie Mason

Further to my previous objection to this development at 86 Wolsey Way LN2 4SJ, I wish to register my continued objections on the following grounds:

- Central Lincolnshire Local Plan (Adopted April 2017)

- 4.3 Housing Standards Review 4.3.4, so why is it that a new development just 500 meters down Wolsey Way have maintained a 3 meter distance on both sides of the boundary with the new build and the existing Bungalow which is similar in size and dimensions to our home. (See attached Photographs) This is actually garage to garage side on so to bring this Revised Submission even closer to our habitable side of the property seems to contradict Standards outlined.



- 5.11 Design Principles and Amenity

- 5.11.3 The Final Paragraph states that "Having regard to its local context and should not impact negatively upon the amenity experienced by neighbours" in this case bringing the extension to within 0.5 meter of my boundary fence impacts upon our amenity and property.

- LP26 Policy 26 Overlooking and overshadowing, the fact that this proposed development is now proposed to come even closer to our property

- The fact that there is now a single storey with dark building materials which will darken our ensuite and shower room even further on top of the complete loss of light

- The fact that in previous years that proposed planning applications had ben rejected due to the size and overbearing of the development in relation and proximity to our



bungalow and the fact that we have lived her for 20 years with un fettered access to light and we have not waived our light to the light into our property, this was raised by other Councillors at the original planning meeting on the 26th February 2020.

- Despite the Planning Committee approving this previous application it is not clear as to why there is a need to extend further and closer to our property, as we can at this stage already hear noises of exercising from the garage and this can be heard in our lounge without the widows open so we are concerned about the noise in the longer term when their lounge with be directly adjacent with our master bedroom .

- Closeness and Privacy because this is being proposed to be within 0.5 meter of our boundary fence there are concerns about the privacy and use of our ensuite and bathroom when in use.

- Long term maintenance it is not clear as to how this development will create a safe environment for working at roof height once built as there is not sufficient space to enable the use of a ladder to access the guttering or roof if needed.

**From:** Kirk, Jackie (City of Lincoln Council) <[jackie.kirk@lincoln.gov.uk](mailto:jackie.kirk@lincoln.gov.uk)>  
**Sent:** 15 May 2020 14:21  
**To:** Mason, Julie (City of Lincoln Council) <[julie.mason@lincoln.gov.uk](mailto:julie.mason@lincoln.gov.uk)>  
**Subject:** 86 Wolsely Way - 2020/0275/HOU

Hi Julie,

Hope this email finds you well.

After consulting with Ric and Pat, I would like to make an official objection to the proposed re-submission of the planning application to 86 Wolsely Way.

As I was opposed to the original application which was presented at the planning committee on Weds 26th Feb and was granted approval. I feel disapointed that the owner of the property isn't satisfied with the dimensions of his current application and has now chosen to widen the ground floor lounge. This extension by 1.2 meters would absolutely undoubtedly have an even greater detrimental impact on the residents of the neighbouring property at 92 Wolsely Way.

Please except this formal email as my personal objection as the local ward councillor for Glebe Ward to this re-submission of the planning application to 86 Wolsely Way and keep me informed as process unfolds.

With kindest regards  
Jackie

## **Councillor Patrick J Vaughan Not Available (Objects)**

**Comment submitted date: Fri 22 May 2020**

Good afternoon Julie

Regarding the application for a two storey extension at 86 Wolsey Way. I served as a substitute on the Planning committee 26th. February 2020. Which granted the application. I strongly objected on grounds of it being overbearing to the neighbouring bungalow and also, an application for an extension was twice refused in the late 1990's when I was a Planning Committee member. I accept the decision, but now however the application has come back with plans to build even closer to the neighbouring property 1.2 meters closer than on the plan.

I really feel it would be a travesty of the Planning Committee system to allow this.

What is the point of a Planning Committee if the views and the rights of a neighbouring resident cannot be given consideration over such an overbearing and extremely close extension application.

Regards

Cllr Patrick J Vaughan

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



To: Lincoln City Council

Application Ref: 2020/0275/HOU

Description of development

**Erection of two storey front extension and single storey side extension  
(RE-SUBMISSION)**

Address or location

**86 Wolsey Way, Lincoln, Lincolnshire, LN2 4SJ**

With reference to the above application received 5 May 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.

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<b>Application Number:</b>	2020/0250/HOU
<b>Site Address:</b>	4 Southland Drive, Lincoln, Lincolnshire
<b>Target Date:</b>	13th June 2020
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	Mr John Shear
<b>Proposal:</b>	Erection of single storey rear extension.

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

The application is for the erection of a single storey rear extension at 4 Southland Drive; the property is a two storey semi-detached dwelling with a detached garage. The property has previously been extended to the side via an enclosed car port and pitched roof conservatory to the rear which would be partly removed to accommodate this proposal.

The application is being presented to Members of the Planning Committee as the applicant is related to a member of staff working for Lincoln City Council.

#### Site History:

- 2019/0199/HOU- Erection of single storey side and rear extension. (Resubmission of 2018/1064/HOU) - Application was granted conditionally at Planning Committee, although has not been implemented on site.
- 2018/1064/HOU - Erection of a single storey side/rear extension. (Revised Drawing) - Application was granted conditionally at Planning Committee, although has not been implemented on site.

### **Case Officer Site Visit**

There has been no site visit undertaken in person due to the restrictions in place as a result of the Covid 19 pandemic. However officers have previously carried out site visits to the property for the previous applications in 2018 and 2019. The proposals have instead been assessed using various online tools together with photographs taken by the applicant or their agent. I am satisfied that there is sufficient information consequently available to assess any potential impact and to make a robust decision on the proposals.

### **Policies Referred to**

- National Planning Policy Framework
- Policy LP26 Design and Amenity

### **Issues**

To assess the proposal with regard to:

- Local and National 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 January 2018.

### **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	Comments Received

### **Public Consultation Responses**

Name	Address
Upper Witham Drainage Board	
John Staniforth	2 Southland Drive Lincoln Lincolnshire LN6 8AU

## **Consideration**

### **Accordance with National and Local Planning Policy**

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

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;

### **Residential Amenity**

A letter of objection has been received from the adjoining neighbour at 2 Southland Drive, regarding the boundary position and concerns the proposal could cause damage to their property. However, as you will be aware boundary/ land disputes and potential damage caused during construction are/would be private matters.

The proposed single storey flat roofed extension featuring a roof lantern would be located to the rear of the applicants dwelling, occupying a much smaller footprint than the previously approved schemes although comparable in terms of height and rearward projection. Taking account of the existing scale of the structures at the applicants' property, previously

approved proposals and their relationship to neighbouring properties it is not considered that the extension would appear unduly overbearing or result in an unacceptable degree of loss of light. Officers are satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

#### Impact on Visual Amenity

The single storey flat roofed extension featuring a roof light would not be open to public views due to its positioning and in any case it is considered to be of an acceptable design with materials that closely match the host property and would therefore not be unduly harmful to visual amenity.

#### Highway Safety and Parking

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

#### Flood Zone

The site is located within flood zone 2, thus having a probability of flooding. The applicant has stated the extension would be constructed in accordance with the Environment Agency standard advice for domestic extensions which is the appropriate approach in locations such as this.

#### **Conclusion**

The proposed extension is appropriately designed and would not cause unacceptable harm to the character and appearance of the area nor the amenities of all existing and future occupants of neighbouring properties, in accordance with Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) and the National Planning Policy Framework.

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

Yes.

#### **Recommendation**

That the application is Granted Conditionally.

#### **Standard Conditions**

- 3 years
- Approved drawings

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

None.

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

None.

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

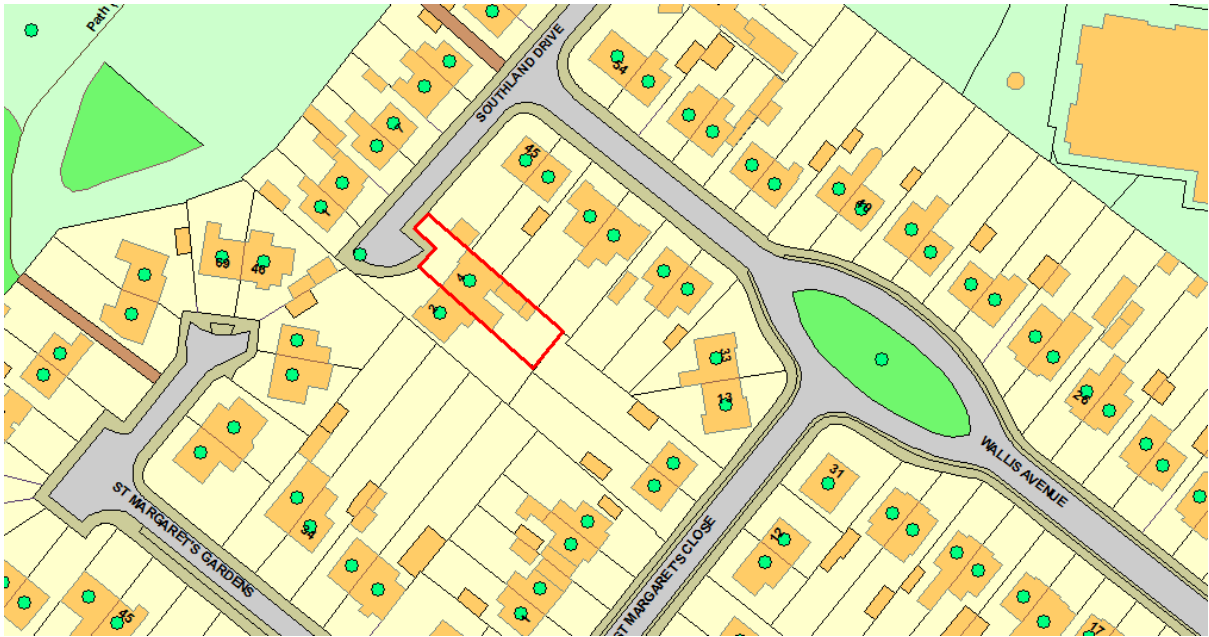
None.

**Table A**

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

Drawing No.	Version	Drawing Type	Date Received
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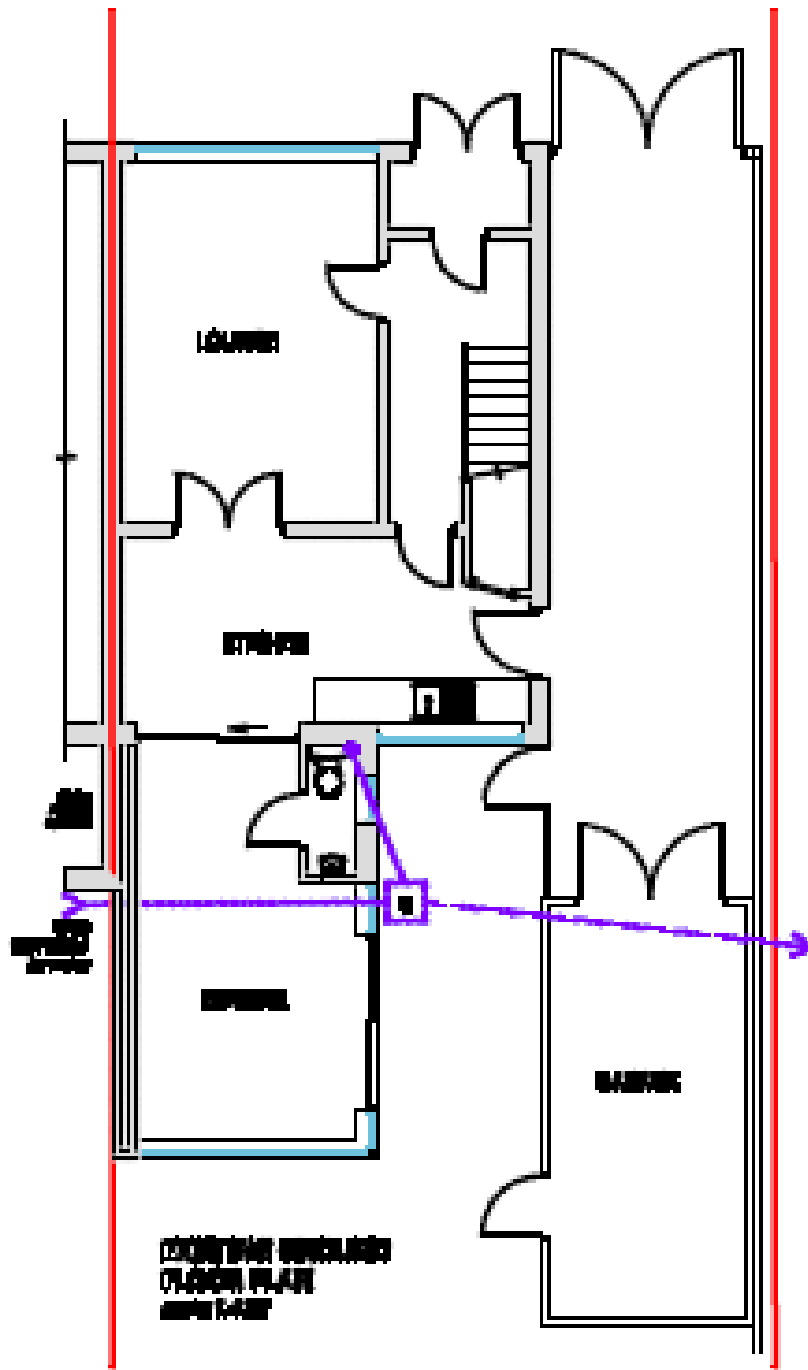




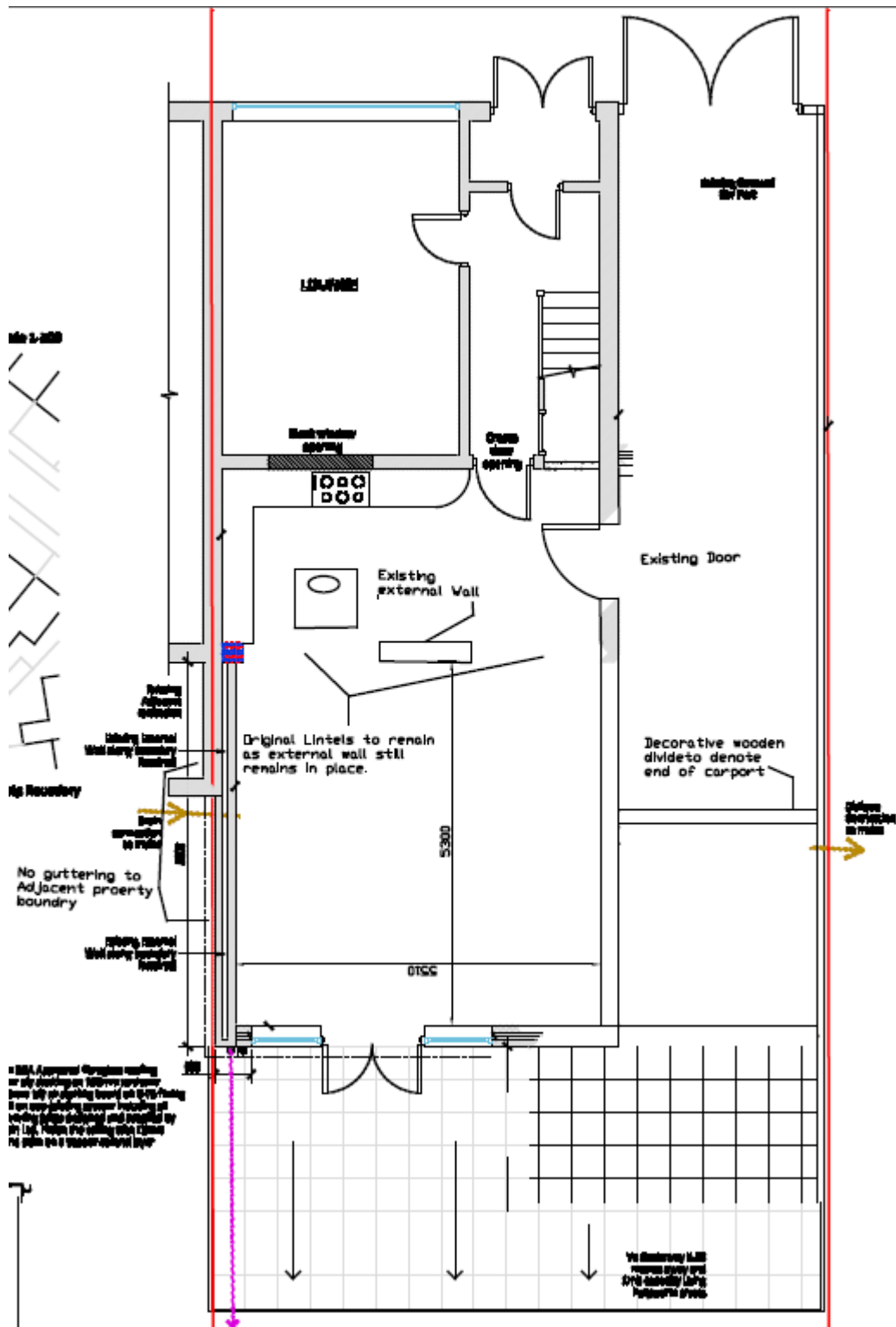
Site location plan



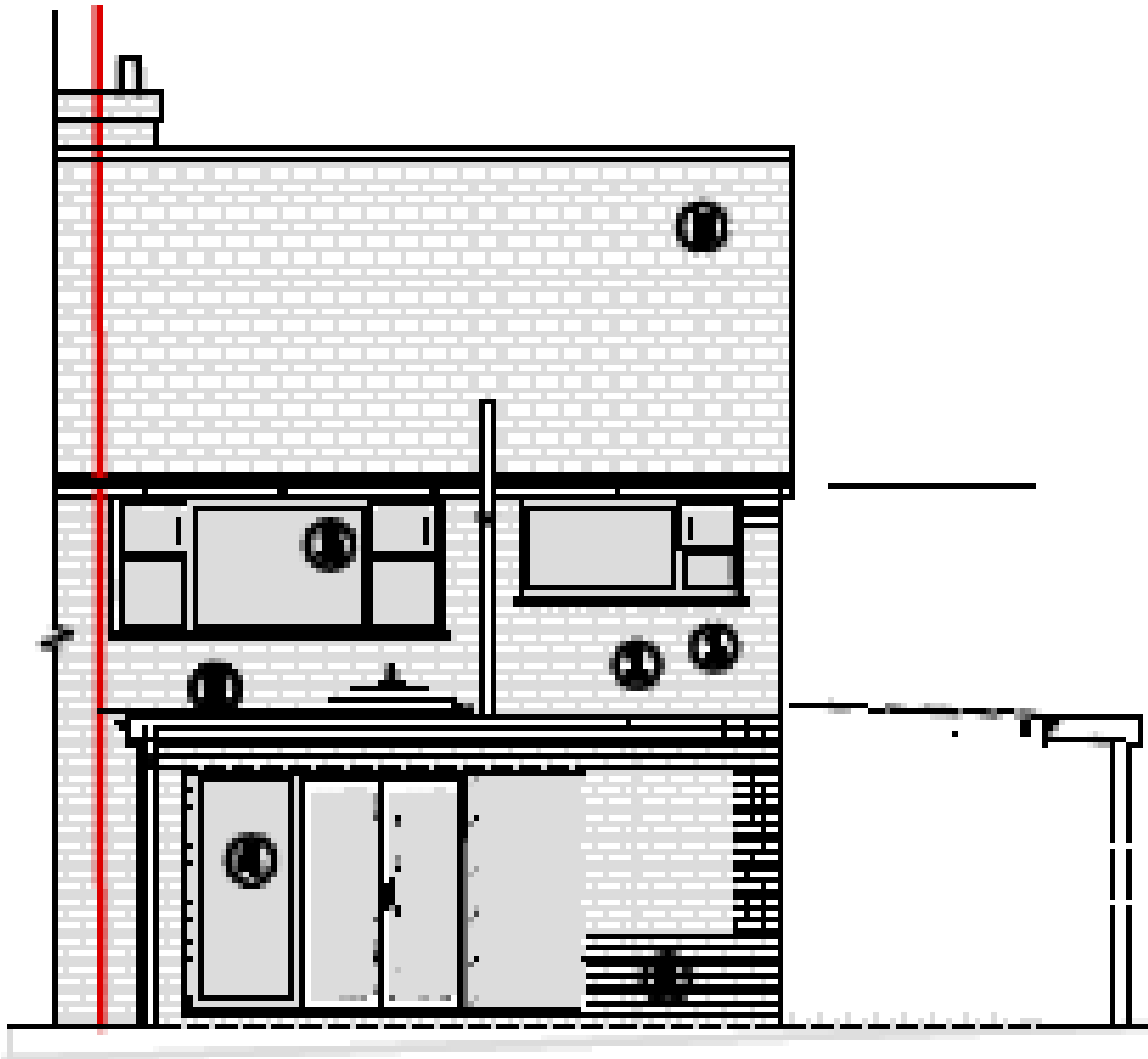
Proposed block plan



Existing ground floor drawing



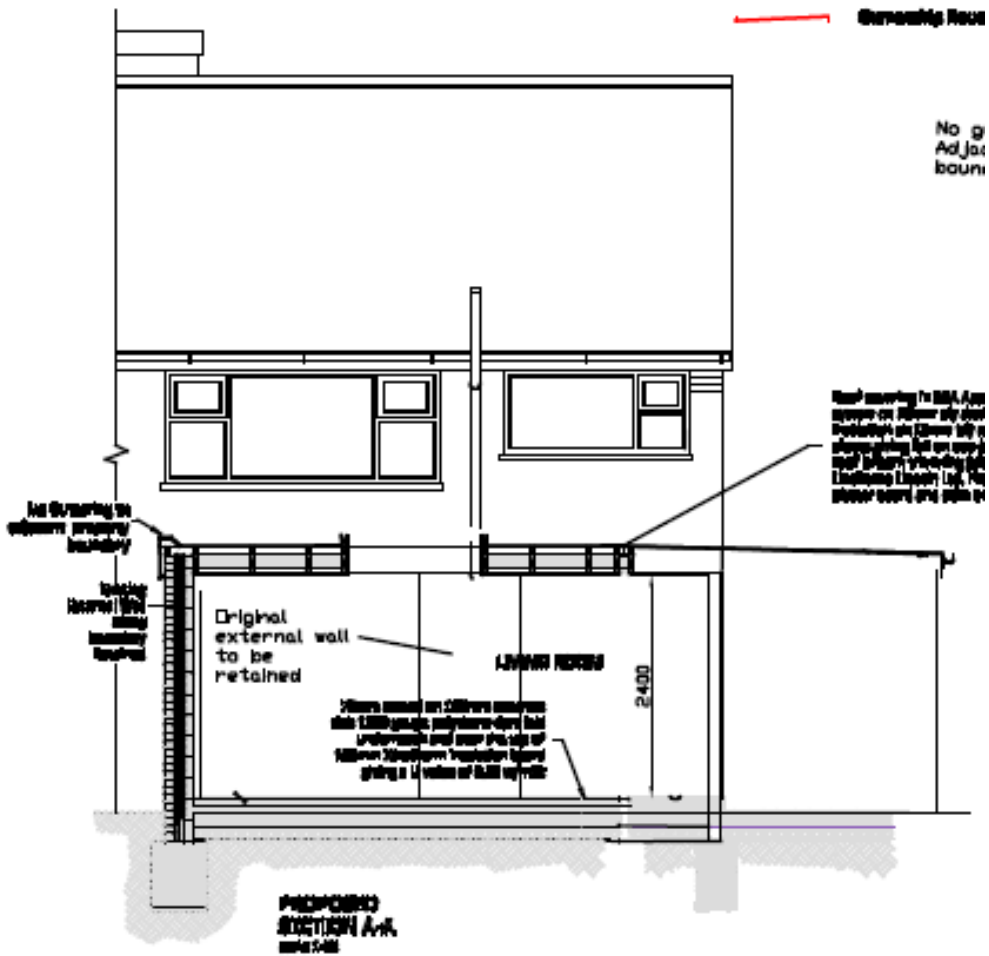
Proposed ground floor drawing



Proposed rear elevation drawing



Proposed East elevation



Proposed cross section drawing

Site photos



Front elevation



Views through the car port towards the applicant's garage



View from within the applicant's rear garden back towards the host property



Views eastward





View from first floor window of the applicants dwelling looking rearward

## Consultation Responses

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



To: Lincoln City Council

Application Ref: 2020/0250/HOU

Description of development

**Erection of single storey rear extension**

Address or location

**4 Southland Drive, Lincoln, Lincolnshire, LN6 8AU**

With reference to the above application received 17 April 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:  
*Sam Abrams*  
for Warren Peppard  
Head of Development

Date: 04/05/2020

Dear Sir/Madam

REFERENCE: 2020/0250/HOU

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 4 SOUTHLAND DRIVE, LINCOLN, LINCOLNSHIRE, LN6 8AU

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps) the location is also shown to be potentially at risk from surface water flooding. However it is up to City of Lincoln Council as the planning Authority grant planning permission, a Flood Risk Assessment is not included. It is noted the development is very minor.

#### Comment and information to Lincolnshire CC Highway SUDs Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.

Regards

Guy Hird

Engineering Services Officer

## Consultee Comments for Planning Application 2020/0250/HOU

### Application Summary

Application Number: 2020/0250/HOU  
Address: 4 Southland Drive Lincoln Lincolnshire LN6 8AU  
Proposal: Erection of single storey rear extension.  
Case Officer: Craig Everton

### Consultee Details

Name: Mr Ian Wicks  
Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee  
Lincoln, Lincolnshire LN1 1DF  
Email: [ian.wicks@lincoln.gov.uk](mailto:ian.wicks@lincoln.gov.uk)  
On Behalf Of: Environmental Health

### Comments

I confirm that I have no objections or observations to make regarding this application.

**From:** John Staniforth [REDACTED]  
**Sent:** 07 May 2020 16:06  
**To:** Everton, Craig (City of Lincoln Council) <[Craig.Everton@lincoln.gov.uk](mailto:Craig.Everton@lincoln.gov.uk)>  
**Subject:** Objection to Planning application 2020/0250/HOU

Hello Craig,

I would like to raise an objection on the grounds that the wall alongside ours has foundations which would be on our land and I think they have not taken into account the correct width and that it would damage our currently erected roof on our extension if they are to increase the height of their wall.

There is no indication of how they would erect their additional height of the wall without avoiding our roof fascia.

Regards,  
John