

PLANNING COMMITTEE

Wednesday, 15 July 2020

5.00 pm

Virtual Meeting

Membership:	Councillors Naomi Tweddle (Chair), Bob Bushell (Vice-Chair), Biff Bean, Bill Bilton, Alan Briggs, Kathleen Brothwell, Chris Burke, Gary Hewson, Rebecca Longbottom, 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

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

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

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

VIRTUAL MEETING

To join this virtual meeting please use the below link:

[. https://zoom.us/j/96548732842](https://zoom.us/j/96548732842)

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

ID:965 4873 2842

AGENDA

SECTION A

Page(s)

1. Confirmation of Minutes - 17 June 2020 **5 - 14**
2. Declarations of Interest

Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.
3. Work to Trees in City Council Ownership **15 - 20**
4. Tree Preservation Order: 4 Finningley Road, Lincoln **21 - 24**
5. Applications for Development
 - (a) Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln **25 - 82**

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 Kathleen Brothwell, Councillor
Chris Burke, Councillor Thomas Dyer, Councillor
Gary Hewson, Councillor Rebecca Longbottom,
Councillor Councillor Bill Mara and Councillor
Hilton Spratt

Apologies for Absence: Councillor Alan Briggs and Councillor Edmund Strengiel

73. Confirmation of Minutes - 20 May 2020

RESOLVED that the minutes of the meeting held on 20 May 2020 be confirmed.

74. Declarations of Interest

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

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

75. 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.

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

76. Application for Development: Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln

(Councillor C Burke joined the meeting late, arriving during the consideration of the following item. He took no part in the discussion or vote on the matter to be determined.)

The Assistant Director for Planning:

- a. reported that full planning permission was sought for the erection of 49 dwellings with vehicular access from Aldergrove Crescent and hard and soft landscaping
- b. described the application site area of 2.25 hectares which formed part of a larger green area known as Jasmin Green, land owned by the City of Lincoln Council, although agreement had been made through the City Council's Executive 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
- c. added that 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
- d. referred to a 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
- e. confirmed that the current application proposed 49 dwellings comprising of 28 bungalows, 5 dormer bungalows and 16 two storey houses as 100% affordable with some housing specifically for the over 55s, and as with the previous application, indicated two areas to the north of the site to be children's play areas
- f. reported that the detailed design of the play equipment would form a separate application when those proposals were finalised, the applicant had stated that ongoing rent from the proposed dwellings would contribute towards the long-term upkeep of the play equipment.
- g. described Birchwood Area Community Land Trust Limited as a non-profit organisation which owned and leased land and buildings on behalf of Birchwood Big Local and the Birchwood Community, The Board of Directors made up of local residents
- h. reported that the area of land subject to this application was partly allocated as a housing site and partly as Important Open Space within the Central Lincolnshire Local Plan 2017
- i. confirmed that community consultation by Birchwood Big Local had started in 2015 before the submission of the outline application, with a further consultation event held in March 2020 by Birchwood Big local in relation to the current proposals; the Planning Statement detailed all of the 24 comments received through pre-application consultation with a response to each comment
- j. provided details of the policies pertaining to the application, as follows:
 - 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

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

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

l. outlined the responses made to the consultation exercise

m. concluded that:

- The principle of developing this site for residential development was acceptable and had been previously established with an outline consent as well as being an allocated housing site in the Local Plan.
- The proposal was appropriately designed to sit well within its context whilst respecting the amenity of adjacent neighbours.
- It was therefore considered that the proposed development was 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.

(Councillor Strenziel relinquished his seat as a member of Planning Committee for tonight's meeting in order to be able to speak as Ward Advocate for the proposed application.)

Councillor Strenziel addressed Planning Committee as Ward Advocate for the proposed development representing local constituents, covering the following main points:

- He thanked Planning Committee for allowing him the opportunity to speak.
- He had been a Birchwood Councillor for many years and had lived in the Ward for over 30 years.
- The area had grown considerably in size over the years and needed additional facilities, especially play areas.
- Birchwood Big Local was established in the Ward in March 2012, run by local residents.

- The group had secured £1 million funding through the Big Local programme to make a lasting difference in their community.
- Its focus was provision of funding for child deprivation in the area.
- Facilities for children and young people were considered top priority for the group.
- Work had already gone ahead on Diamond Park play area with further enhancements planned, together with many other projects including installation of benches, and events run by the Board.
- Jasmin Green was now the main focus for Birchwood Big Local.
- Lottery funding would provide the play equipment however it would require future maintenance costs.
- Birchwood Area Community Land Trust was then set up serving nothing other than the Birchwood area to facilitate development of Jasmin Green on behalf of Birchwood Big Local.
- The housing development was now in a more advanced stage of planning since given extant outline planning permission in 2017.
- Rent from the proposed dwellings would contribute towards the upkeep of the play equipment.
- Local elderly residents would benefit from moving to purpose built elderly accommodation which would free up larger homes for families to live.
- Young people would also benefit from the new play facilities.
- He hoped members were in a position to offer their support to the proposals.

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

- He spoke for Birchwood Area Community Land Trust in partnership with Birchwood Big Local.
- The proposals had been the subject of extensive public consultation and received the support of local people.
- The site already held outline planning permission for 62 dwellings.
- This full planning application proposed 49 dwellings on the site with the removal of homes further away from Aldegrove Crescent and Snetterton Close to protect residents' amenity.
- The dwellings included 28 bungalows in the interest of protecting local amenity and impact on the local green.
- The proposed application provided formal open space with the opportunity for social interaction.
- The properties were dual aspect from front and behind providing newly created squares and green space.
- The properties were 100% affordable designed for life time occupancy.
- The properties conformed to HAPPI design standard and were wheelchair accessible.
- Low maintenance materials would be used for the build.
- Boundary treatment would be managed and extensive landscaping provided including 200 trees, hedges and bird boxes.
- The proposals would incorporate a surface water drainage system based on sustainable urban design principles.
- Local residents had expressed a preference for bungalows during the consultation process.
- The scheme had been designed by Birchwood residents for the benefit of Birchwood residents.

- He respectively asked that the officers' recommendation to grant planning permission subject to conditions be supported.

Members commented in relation to the proposed scheme as follows:

- Additional housing stock was much needed in Lincoln. Lifetime homes would enhance the area.
- The provision of trees, a wildlife meadow and footpaths to be maintained was welcome.
- The allocation of 69 car parking spaces was an advantage of the scheme.
- The site was made up of 90% allocated building land.
- It was good news to hear local residents involved in what happened to their community space.
- This was a good example of localism at its best encapsulating a development for Birchwood people by Birchwood residents
- The proposals represented a simple clean quality design.
- The development incorporated a good balance of affordable housing, green space and local facilities.

Members raised questions/queries in relation to the proposed scheme as follows:

- It was hoped that the Birchwood Area Community Land Trust would be in a position to go ahead with the play area and put aside a pot of money to cover maintenance.
- What was the position for the new homes in terms of ecological footprint and energy efficiency?
- Perhaps local residents having to contribute towards maintenance of the play area as part of their rent payments may prefer something they could benefit from and access.
- Were the properties to be sold or leased at affordable rent?

The Assistant Director for Planning provided the following responses to the questions and comments raised:

- In term of ecological footprint, this element of planning applications was covered through building regulations as they became tighter in terms of energy efficiency. This development made use of high quality robust materials sufficient in terms of its planning prospective
- In terms of the play area and how it related to the environment for the over 55's, it would enhance the wider community and maintain formal open space. It was a route to the local shopping centre with shared and private amenity space.
- The City Council as current owners of the land was able to facilitate a mechanism through the Land Transfer process to give some assurance to the play area being delivered.
- The development proposed affordable housing for rent to include ongoing upkeep for the maintenance of the play area as well as other play equipment at Diamond Park.
- The applicant intended to create income streams for maintenance of the play area and affordable rent would be the driver for this.

RESOLVED that authority be 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 due to run out 19th 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

77. Application for Development: 86 Wolsey Way, Lincoln

(Councillor Bean left the room for the discussion on this item having declared a personal and pecuniary interest in the matter to be discussed. He took no part in the discussion or vote on the matter to be determined)

(Councillor C Burke re-joined his seat as a member of Planning Committee for the remainder of the meeting).

The Planning Team Leader:

- a. reported that the application represented a resubmission of a previously approved planning application granted by Planning Committee in February 2020 (2019/0971/HOU) and now proposed a two storey front extension and single storey side extension to a two storey detached dwelling at 86 Wolsey Way
- b. detailed the amendments requested by the resubmitted application this evening to alter the approved proposal consisting 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, with all other details remaining as previously approved
- c. highlighted that the application had been brought to Planning Committee at the request of Councillor Jackie Kirk as Ward Councillor
- d. provided a full site history in relation to the application property as detailed within the officer's report
- e. provided details of the policies pertaining to the application, as follows:
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework

- f. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Impact on Residential Amenity
 - Impact on Visual Amenity
 - Impact on Highway Safety
- g. outlined the responses made to the consultation exercise
- h. concluded that the resubmitted application incorporated 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.

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

- He lived at the house next door to the application property.
- He thanked Councillor J Kirk and Councillor Vaughan for their support in his objection to the planning application.
- The report referred to the application property being in a cul-de-sac, whereas in reality it was in a private courtyard; No 82/84 shared a driveway and no 86 had its own.
- Concerns were raised here again about the size of the development as was the case in 1985 when it was built.
- The proposed side extension was closer to his boundary fence than permitted according to planning guidance.
- The revised submission brought the distance of the proposed extension even closer to his habitable side of the property.
- Policy LP26 referred to the amenities of existing and new occupants that they may expect to enjoy. He did not consider a wall blocking his daylight would be of any benefit.
- The windows of his property affected by the proposed development may be obscure, however, daylight would be affected to his home from noon onwards.
- A colony of bats in the garden of the application property and roosting/nesting birds should be protected under Policy LP21: Green Wedges.
- The proposals were contrary to Policy LP26: Design and Amenity in terms of siting/height/scale and massing.
- The response submitted by the Highways Authority was not signed by an authorised officer which he was surprised had not been raised previously.

Councillor Jackie Kirk addressed Planning Committee as Ward Advocate for the application representing local constituents, covering the following main points:

- She thanked members of Planning Committee for allowing her the opportunity to speak.
- She was familiar with this application which she had spoken against at Planning Committee when it was granted planning permission in February 2020.

- The resubmitted planning application proposed a further widening of the downstairs lounge by 1.2 metres closer to the boundary with No 92 Wolsey Way at ground floor level.
- The proposed extension would be adjacent to No 92, 0.9 metres away from the boundary. This was less than 1 metre for a detached property.
- There would be loss of light to the ensuite bathroom of No 92 and side garden area.
- The report referred to the extension not being overbearing despite loss of light.
- Policy LP26 stated that all developments including extensions must achieve high quality sustainable design with equality/access for all.
- In terms of Policy LP26: Design and amenity, the future occupants of the neighbours land and properties should not be unduly affected as a result of such development.
- There would be overshadowing/overlooking and adverse impact from the proposed development.
- She urged members of Planning Committee to please consider objecting to this proposal.

Councillor B Bushell highlighted that he had visited the site to get a prospective of the proposals which had a slightly different set up to usual in that the property already had a double garage in front of the existing property which was 0.9 metres from the boundary of the house next door.

Members commented in relation to the proposed scheme as follows:

- The only alterations to consider here compared to the previously approved planning permission was an extension to the lounge area.
- The windows affected by the side extension at No 92 were frosted and not habitable rooms which imposed less of an impact.
- It was not in good spirit to submit a further planning application to add extra space to the ground floor side extension here which would be overbearing.

Members queried the distance between the proposed side extension and the boundary of the garden fence at No 92 in terms of permitted development?

The Planning Team Leader clarified this matter as follows:

- Referring to the plans of the proposed elevations, the side elevation to the left hand site of the property containing the two doors was permitted development.
- The two storey development to the right of the property already had planning permission.
- The distance from the boundary with No 92 between the fence and side wall of the property was 0.9 metres. There would be sufficient room to build conventionally without any overhang.

RESOLVED that planning permission be granted subject to the following 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.

78. Application for Development: 4 Southland Drive, Lincoln

(Councillor B Bean re-joined his seat as a member of Planning Committee for the remainder of the meeting).

The Planning Team Leader:

- a. reported that planning permission was sought for the erection of a single storey rear extension to a two storey semi-detached dwelling with a detached garage at 4 Southland Drive,
- b. reported that the property had 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
- c. highlighted that the application had been brought to Planning Committee as the applicant was related to a member of staff working for the City of Lincoln Council
- d. provided a full site history in relation to the application property as detailed within the officer's report
- e. provided details of the policies pertaining to the application, as follows:
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework
- f. 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
 - Effect on Residential Amenity
 - Effect on Visual Amenity
 - Effect on Highway Safety
- g. outlined the responses made to the consultation exercise
- h. concluded that the proposed extension was 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 National Planning Policy Framework.

Mr John Staniforth addressed Planning Committee in objection to the application, covering the following main points:

- He lived at the house next door to the application property.
- He had concerns regarding the reconstruction of the boundary wall.

- The foundations seemed to extend to his side of the property.
- There was an issue with some of his own hedges/trees and bushes which would need to be removed to facilitate the extension.
- The plans were not clear in terms of ascertaining how the build would be constructed without avoiding damage to his roof fascia
- This application represented a third resubmission of the plans.
- Issues with loss of light.

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

- Should this application be granted planning permission for a single storey rear extension would the extant planning permissions previously given stand or fall?
- Could reassurance be given that there would be no damage caused during the build to the next door property?
- Could officers give clarification as to the number of bushes/trees to be removed?

The Planning Team Leader provided the following response to the questions raised:

- The drawings were in the curtilage of the applicant's ownership, the project could only go ahead with agreement of the neighbour.
- The Party Wall Act although beyond the scope of the planning application afforded mitigation rights to the neighbour.
- The applicant had no right to go onto the neighbour's property beyond his boundary or affect any bushes/trees.
- The existing planning applications were also valid, however, the applicant was only permitted to implement one in its entirety within its timescale.

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

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.

SUBJECT:	WORK TO TREES IN CITY COUNCIL OWNERSHIP
DIRECTORATE:	COMMUNITIES AND ENVIRONMENT
REPORT AUTHOR:	STEVE BIRD – ASSISTANT DIRECTOR (COMMUNITIES & STREET SCENE)

1. Purpose of Report

- 1.1 To advise Members of the reasons for proposed works to trees in City Council ownership, and to seek consent to progress the works identified.
- 1.2 This list does not represent all the work undertaken to Council trees. It is all the instances where a tree is either identified for removal, or where a tree enjoys some element of protection under planning legislation, and thus formal consent is required.

2. Background

- 2.1 In accordance with policy, Committee's views are sought in respect of proposed works to trees in City Council ownership, see Appendix A.
- 2.2 The responsibility for the management of any given tree is determined by the ownership responsibilities of the land on which it stands. Trees within this schedule are therefore on land owned by the Council, with management responsibilities distributed according to the purpose of the land. However, it may also include trees that stand on land for which the council has management responsibilities under a formal agreement but is not the owner.

3. Tree Assessment

- 3.1 All cases are brought to this committee only after careful consideration and assessment by the Council's Arboricultural Officer (together with independent advice where considered appropriate).
- 3.2 All relevant Ward Councillors are notified of the proposed works for their respective wards prior to the submission of this report.
- 3.3 Although the Council strives to replace any tree that has to be removed, in some instances it is not possible or desirable to replant a tree in either the exact location or of the same species. In these cases a replacement of an appropriate species is scheduled to be planted in an alternative appropriate location. This is usually in the general locality where this is practical, but where this is not practical, an alternative location elsewhere in the city may be selected. Tree planting is normally scheduled for the winter months following the removal.

4. Consultation and Communication

- 4.1 All ward Councillors are informed of proposed works on this schedule, which are within

their respective ward boundaries.

- 4.2 The relevant portfolio holders are advised in advance in all instances where, in the judgement of officers, the matters arising within the report are likely to be sensitive or contentious.

5. Strategic Priorities

5.1 Let's enhance our remarkable place

The Council acknowledges the importance of trees and tree planting to the environment. Replacement trees are routinely scheduled wherever a tree has to be removed, in-line with City Council policy.

6. Organisational Impacts

6.1 Finance (including whole life costs where applicable)

i) Finance

The costs of any tree works arising from this report will be borne by the existing budgets. There are no other financial implications, capital or revenue, unless stated otherwise in the works schedule.

ii) Staffing N/A

iii) Property/Land/ Accommodation Implications N/A

iv) Procurement

All works arising from this report are undertaken by the City Council's grounds maintenance contractor. The Street Cleansing and Grounds Maintenance contract ends August 2020. The staff are all suitably trained, qualified, and experienced.

6.2 Legal Implications including Procurement Rules

All works arising from this report are undertaken by the Council's grounds maintenance contractor. The contractor was appointed after an extensive competitive tendering exercise. The contract for this work was let in April 2006.

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

6.3 Equality, Diversity and Human Rights

There are no negative implications.

7. Risk Implications

- 7.1 The work identified on the attached schedule represents the Arboricultural Officer's advice to the Council relevant to the specific situation identified. This is a balance of assessment pertaining to the health of the tree, its environment, and any legal or health and safety concerns. In all instances the protection of the public is taken as paramount. Deviation from the recommendations for any particular situation may carry ramifications. These can be outlined by the Arboricultural Officer pertinent to any specific case.

7.2 Where appropriate, the recommended actions within the schedule have been subject to a formal risk assessment. Failure to act on the recommendations of the Arboricultural Officer could leave the City Council open to allegations that it has not acted responsibly in the discharge of its responsibilities.

8. Recommendation

8.1 That the works set out in the attached schedules be approved.

Is this a key decision?

No

Do the exempt information categories apply?

No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?

No

How many appendices does the report contain?

1

List of Background Papers:

None

Lead Officer:

Mr S. Bird,
Assistant Director (Communities & Street Scene)
Telephone 873421

**NOTIFICATION OF INTENDED WORK TO TREES AND HEDGES
RELEVANT TO THEIR CITY COUNCIL OWNERSHIP STATUS.
SCHEDULE No 7 / SCHEDULE DATE: 15/07/2020**

Item No	Status e.g. CAC	Specific Location	Tree Species and description / reasons for work / Ward.	Recommendation
1	N/A	Boultham Park – Grassland quadrant to the rear of the café.	<u>Boultham Ward</u> 1 x Cherry <u>Fell</u> This tree is showing signs of extensive decline; the upper canopy contains significantly sized dead branches which pose a hazard to the public.	Approve works and replant with a replacement Cherry within the park.
2	N/A	5 Pietermartiz Street	<u>Castle Ward</u> 1 x <i>Cupressocyparis</i> <u>Fell</u> This tree has partially collapsed causing damage to the property boundary; removing the remnant canopy will remove the possibility of further damage.	Approve works and replace with a suitable native tree within the immediate area.
3	Exempt	Fulmar Road – Amenity verge	<u>Hartsholme Ward</u> 3 x Silver Birch <u>Fell</u> These trees have recently died and are currently retained as standing deadwood.	Replant with 3 replacement Birch; to be located in suitable positions within the local vicinity.
4	TPO	17 Wigsley Road – Woodland edge	<u>Hartsholme Ward</u> 1 x Sycamore 1 x English Oak <u>Carry out canopy reductions</u> The co-joined canopy of these trees has resulted in excessive vegetative encroachment of the property boundary.	Approve works.

5	TPO	5 Wigsley Road – Woodland edge	<p><u>Hartsholme Ward</u> 1 x English Oak <u>Fell</u> This tree has particularly poor form due to suppression; the asymmetrical canopy overhangs and encroaches the boundary of the private property.</p>	Approve works and replant with a replacement Oak within the local vicinity.
6	N/A	Hartsholme country Park – Woodland to north west of the recreation area	<p><u>Hartsholme Ward</u> 1 x Pine <u>Monolith</u> This tree is unduly slender and has developed a significant lean; monolithing will retain the main stem as a habitat feature, whilst minimising the risk of catastrophic failure.</p>	Approve works.
7	N/A	Queens park – Play area	<p><u>Park Ward</u> 1 x Cherry <u>Fell</u> This tree has recently died and is retained as standing deadwood.</p>	Approve works and replace with a Tibetan Cherry.
8	N/A	Renfrew Close - Amenity grassland adjacent to number 23	<p><u>Witham Ward</u> 1 x Maple <u>Retrospective notice</u> This tree had undergone a partial collapse and was removed in the interests of public safety</p>	Replace with a Paperbark Maple.

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Application Number:	2019/0342/TPO
Site Address:	4 Finningley Road, Lincoln, Lincolnshire
Target Date:	16th July 2020
Agent Name:	None
Applicant Name:	Mr Paul Aitchison
Proposal:	To fell T1 (Silver Birch).

Background

This application is to fell 1 Silver Birch (T1).

The tree is located within the Doddington Road No.2 Tree Preservation Order 1981.

The applicant is a relative of an employee of the City of Lincoln Council and the reason for this application going to Committee.

Site Visit

The City of Lincoln Council Arboricultural Officer Dave Walker inspected the tree on 19th March 2019.

Issues

Health and safety of the tree.

Consideration

The tree is located in a predominantly south-easterly facing rear garden at an approximate distance of 8 metres away from the rear elevation of the property.

TREE DETAILS:

Height: Approximately 10 metres

DBH: Approximately 28cm

Canopy develops at a height of approximately 2 metres

Lack of root flare suggests that this tree has either been planted too deeply or soil levels have been adjusted since it was planted.

Open cavity present at grade on the south-eastern side of the bole - suspect that decay ascends into the lower bole of the tree and also suspect decay column descends below current grade level into buried trunk - significant compression forces may be concentrated at this point increasing the risk of failure during wind loading events.

The canopy of the tree is suppressed by the adjoining woodland canopy - this has led to phototropic development of the main stem and scaffold branches.

Undulations within the trunk suggests adaptive growth may be present within the stem as a result of adjusted force flow.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

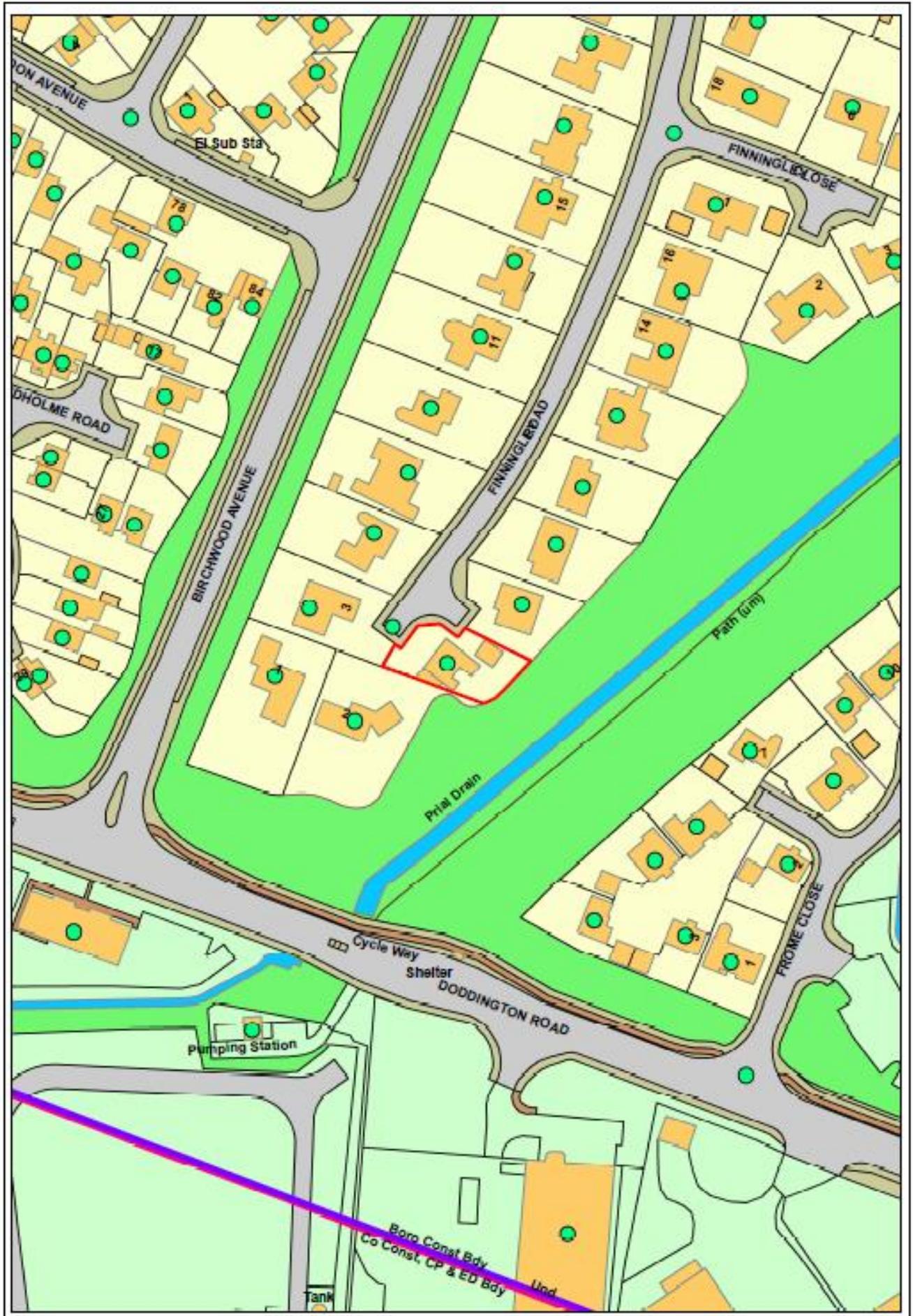
Recommendation

As the base of the bole exhibits an open cavity with an associated decay column, I recommend that consent to remove this tree is approved to avoid the risk of an unpredictable collapse.

Conditions

Due to the limited size of the rear garden and the associated adjoining canopy presence, I suggest that in this case the planting of a replacement tree is unwarranted.





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

Background - Site Location and Description

The application was referred to the previous Planning Committee with a recommendation to delegate authority to the Assistant Director for Planning to grant the application conditionally subject to no further comments being received during the consultation. The site notice end date was two days after committee and during this period a petition against the development was submitted as well as 6 objections. The application is therefore brought before Planning Committee to consider the further comments received. The proposal remains as seen previously on 17th June 2020.

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 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 9 objections and a petition against the proposal 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

Nine objections have been submitted from local residents and a petition with 118 names

and addresses. 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.

Original Comments

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

Comments Submitted after Committee

Jackie Smith	
Mrs D Crow	53 Aberporth Drive Lincoln LN6 0YS
Ms R Bushnell	28 Eastleigh Close Birchwood Lincoln LN6 0YN
Miss Nariisse Graves	5 Mildenhall Drive Birchwood Lincoln LN6 0YT
Mr Andrew Grant	20 Lyneham Close Lincoln LN6 0HT
Miss G Kennedy	21 Hurn Close Lincoln LN6 0HW

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

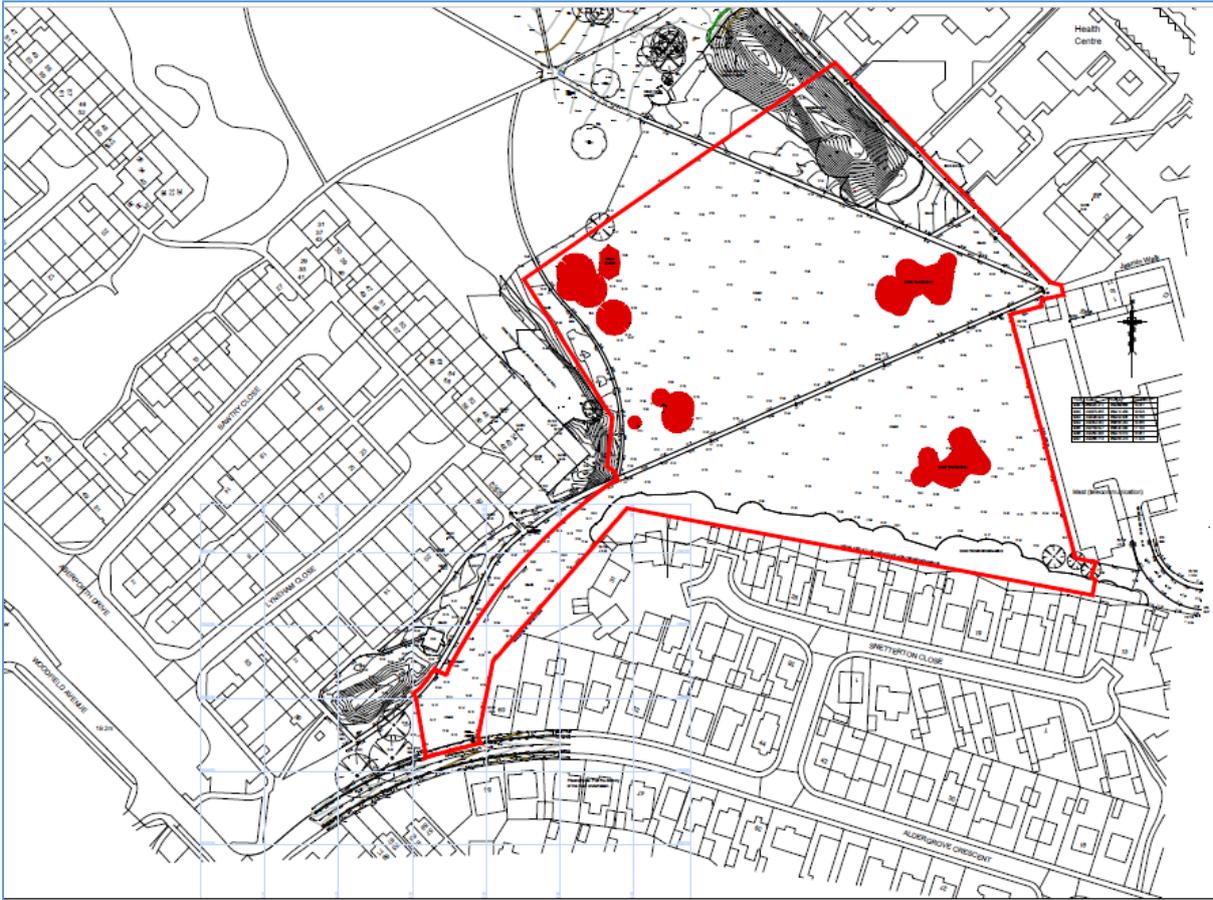
Yes.

Recommendation

- That the petition is received by the committee
- That consent is granted subject to the conditions below

Conditions

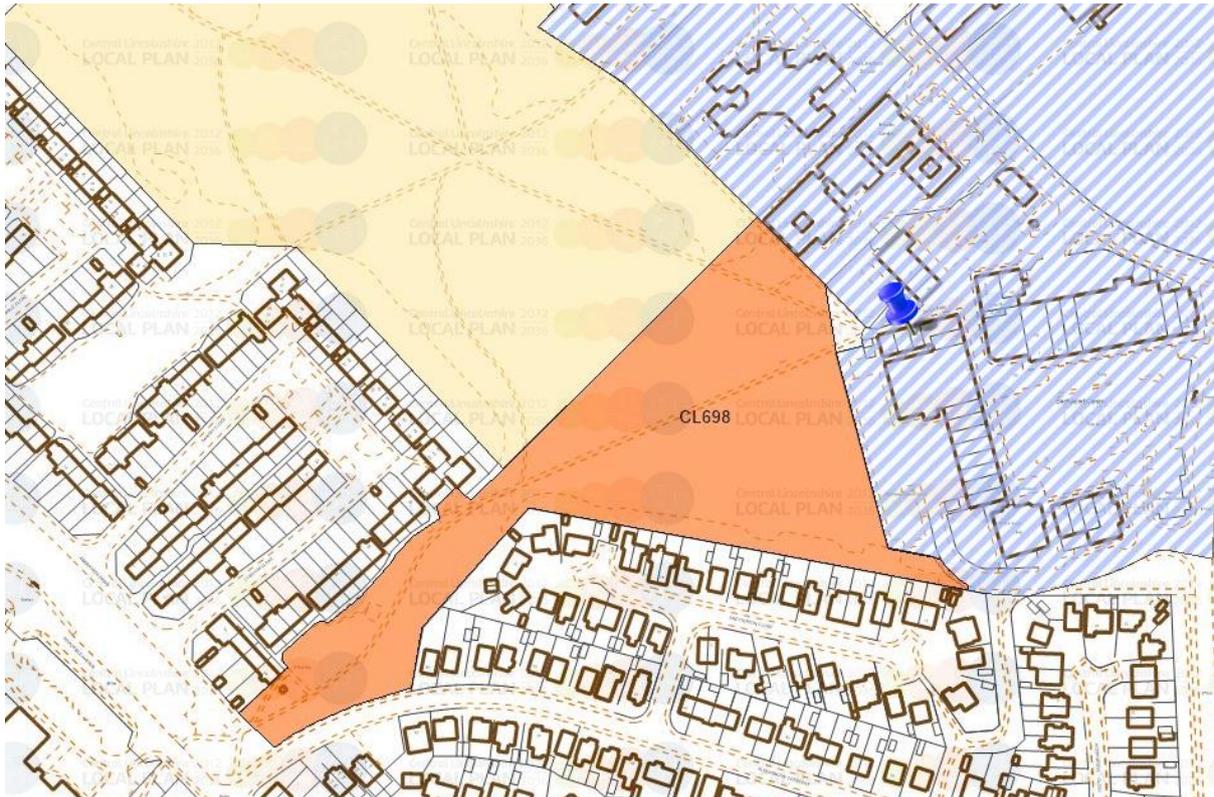
- 3 year condition
- Accordance with plans
- Landscaping details
- Boundary walls and fences
- Materials
- Arboricultural method statement – including tree protection measures
- Details of affordable housing
- Hours of work restricted
- Highway construction management plan
- Estate roads shall be laid 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



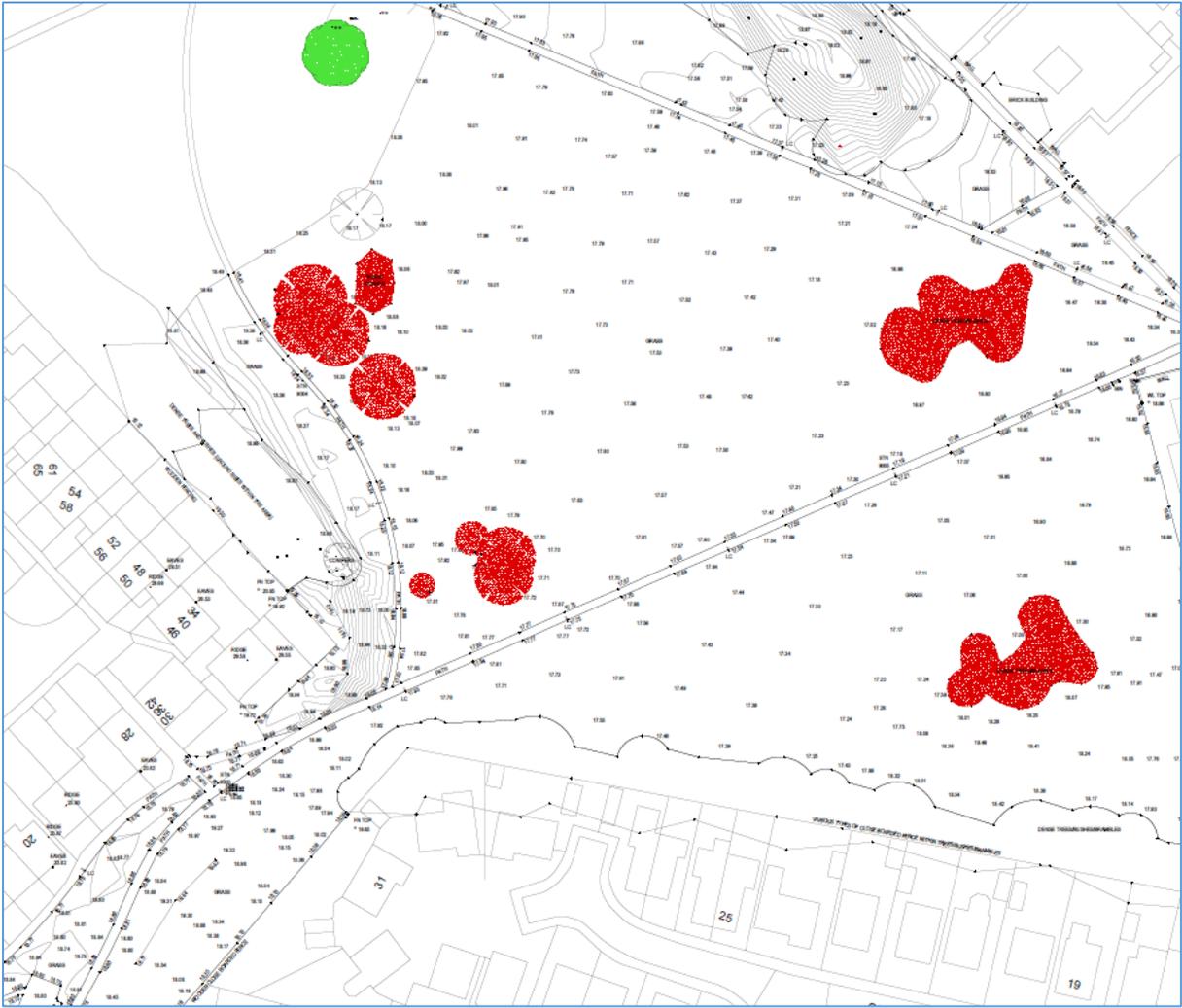
Previous Outline Consent



Block Plan



Landscaping Drawing



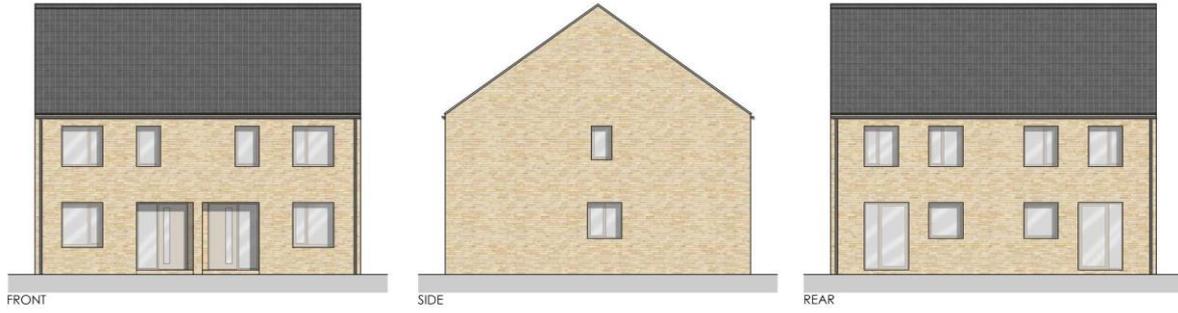
Trees to be removed

Two storey properties

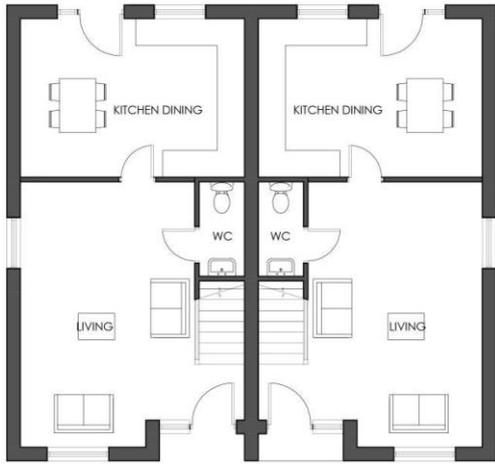


PROPOSED ELEVATIONS | 1:100

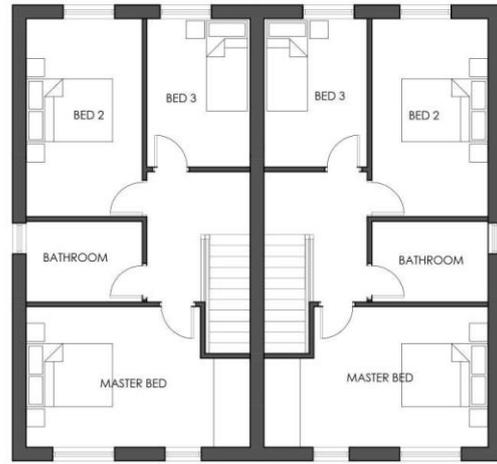




PROPOSED ELEVATIONS | 1:100



GROUND FLOOR
GIA:95m²



FIRST FLOOR

PROPOSED PLANS | 1:100

Dormer bungalows

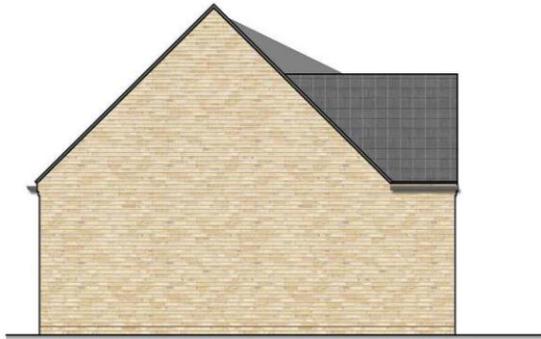


FRONT

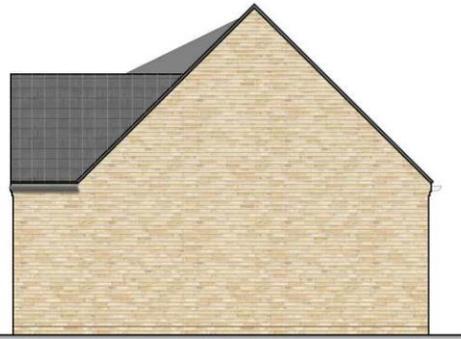
PROPOSED ELEVATIONS | 1:100



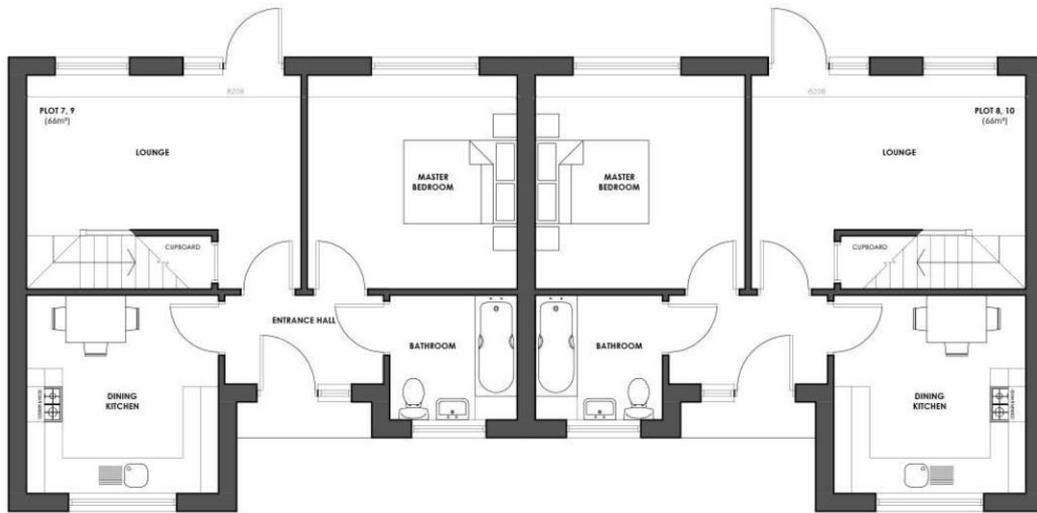
REAR



SIDE



SIDE



GROUND FLOOR
GIA: 68.4m²

PROPOSED PLANS | 1:100

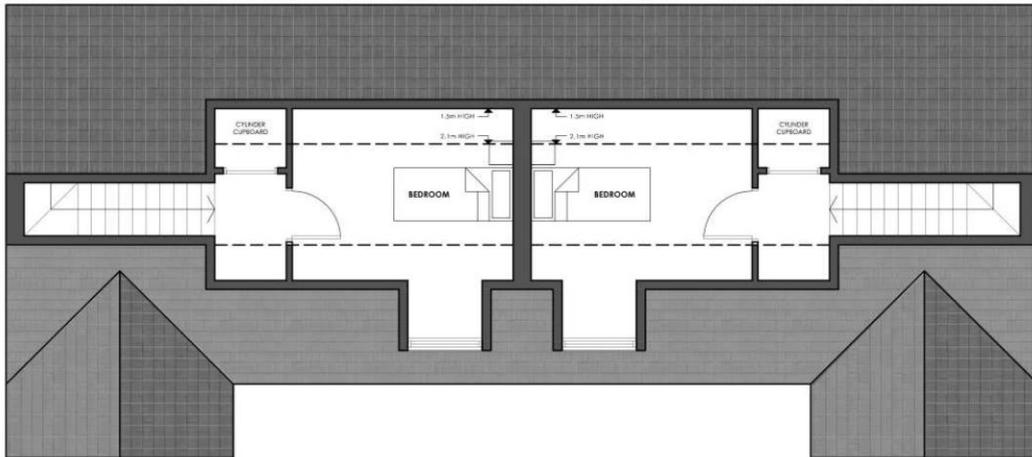


FRONT

PROPOSED ELEVATIONS | 1:100



GROUND FLOOR
GIA: 68.4m²



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.

New neighbour comments received after Planning Committee

Jackie Smith Not Available (Objects)

Comment submitted date: Mon 22 Jun 2020

Ref 2020/0219/FUL I wish to object against the proposed development if jasmine green. I have lived near to the site for 25 years and it will cause so much disruption to lives. Please just leave our green space green and not terracotta. Children walk this way to schools and fear it would be dangerous to them. I want to say so much as to why it should not go ahead but long and short is please don't build on our lovely field. J Smith Lyneham close birchwood.

Mrs Deborah Crow 53 Aberporth Drive Birchwood Lincoln LN6 OYS (Objects)

Comment submitted date: Fri 19 Jun 2020

This area is used by the community daily as a means of access to shops , schools , doctors building on this beautiful green area would spoil the community , the added traffic and use of the already limited resources eg doctors , nurses , would greatly impede the residents that have lived here for years .

Ms Rebekah Bushnell 28 Eastleigh Close Birchwood Lincoln LN6 OYN (Objects)

Comment submitted date: Fri 19 Jun 2020

The field is the only suitable place on the estate for children to play safely away from roads. There are many families housed in flats, therefore no access to private gardens. I'm a disabled resident and the field and paths offer me place to walk my dog safely using my wheelchair without the worry of traffic. I feel this is an ill conceived piece of planning based purely on financial concerns. The local amenities are already stretched to breaking point with no money being secured for further infrastructure to support these new dwellings.

Miss Narisse Graves 5 Mildenhall Drive Birchwood Lincoln LN6 OYT (Objects)

Comment submitted date: Fri 19 Jun 2020

This would be disturb all squirrelles, Bats and other wildlife that live there and cause disruption and pain to the residents of autism care who are noise sensitive and take there daily walks around the green

Mr Andrew Grant 20 Lyneham Close Birchwood Lincoln Ln6 Oht (Objects)

Comment submitted date: Fri 19 Jun 2020

Seems to me like many goalposts are being moved here. We are given a way to protest and given only a minimal amount of time to do it.. and now at the latest possible stage. Like minutes to go we find we need to use a different route. Very unfair. Many people that this will affect know nothing about the project.

Miss Georgia Kennedy 21 Hurn Close Lincoln LN6 OHW (Objects)

Comment submitted date: Fri 19 Jun 2020

This is one of the only places left that I could take my son for a walk without worrying about the road as he can go off and explore. The Nature Park and Hartsholme are not really suitable for toddlers or pushchairs so this area is lovely for those individuals who still want to get out for a walk in some greenery.

It would also stop meeting family and friends in a public space on a nice day, which I have seen a lot of people doing over the last year that I have been living here.

It would be a huge shame to get rid of this space.

Online petition against the Jasmin Green development- 2020/0219/FUL

This petition has been collated using social media in less than 24 hours. Many people did not know that there were further plans for the development.

We, the undersigned, call on the council to reconsider the Jasmin Green development.

We strongly object to the building work going ahead for the following reasons:

It will spoil the visual amenity of the local area.

People who do not have a garden use this field, they cannot walk further to other green areas. The other green spaces on Birchwood have already been developed- for football and allotments. The population is increasing and the space is decreasing. Wildlife live on this field and in the trees; bats, birds, squirrels and hedgehogs to name a few.

It will generate more traffic at an already busy junction which is on a bus route.

There are numerous highway safety issues.

There will be noise and disturbance from use of this road.

There will be overlooking and loss of privacy for some residents.

There is cause for concern that homeowners' houses will be devalued.

The houses on Lyneham Close will have a road in front of their property as well as behind it. This is not good for air pollution, noise pollution and dangerous for pets and small children- another highway safety issue.

Another highway safety issue that presents itself is mature drivers, not ideal around a busy housing estate full of children.

Joanne Grant	20 Lyneham Close
Andrew Grant	20 Lyneham Close
Tracey Coyle	18 Lyneham Close
Debbie Crow	53 Aberporth Drive
Mick Crow	53 Aberporth Drive
Danny Grant	Epsom Close
Amy Jackson	Epsom Close
Stefan Grant	The Phillipines
Denise White	28 Hazelwood Avenue
Michael Davidson	28 Hazelwood Avenue
Helen Russell	Aberporth Drive
Kasie-Louise Coyle	3 Beaver Close Lincoln

2020/0219/FUL

Jim Coyle	Bawtry Close
Jadie Coyle	Elsham Crescent
Alex Roberts	Elsham Crescent
Julieanne Twigg	55 Aberporth Drive Lincoln
Jodie Leverett	Bawtry Close
Julie Wagstaff	Monsondale Road North Hykeham
Adrian Wagstaff	Monsondale Road \North Hykeham
Zoe Lamb	20 Jasmin Road LN6 0PY
Victoria Wagstaff	Monsondale Road North Hykeham
Samantha Wright	35 Alness Close, Lincoln, LN6 0YX
Emma Hall	14 Chivenor Close LN6 0YP
Debby Retallack	Dellfield Avenue Birchwood
Toni Barnard	Hazelwood Avenue
Karen Thorius	31 Larchwood Crescent
Natasha Louch	Halton Close
Michelle Taylor	Staverton Crescent
Clare Rowland	Halton Close
Ben Scrimshaw	Larchwood Crescent
Jessica Davison	Snowberry Gardens
Mrs Manship	Bawtry Close
Allison Jackson	Middlebrook Road Lincoln
Lee Robinson	Harewood Crescent
Jackie Hunter	Woodfield Avenue
Tracey Chardeux	32 Snetterton Close
Carolyn Woodhouse	Harewood Crescent
Michele Frow	84 Halton Close
Nick Bulcraig	Jasmin Walk
Clare Washington	Staverton Crescent

2020/0219/FUL

Felicity Watts	Birchwood
Scott Watts	Birchwood
Narisse Laura Graves	5 Mildenhall Drive
Robert Hughes	Whitethorn Grove
Petula Booth	Rosewood Close
Kelly Heath	Alness Close
Connor Coyle	Halton Close
Melanie Sheridan	Halton Close
Stephen Knapp	Halton Close
Elisabeth Rowntree	Halton Close
Annie Clements	25 Epsom Close
Lucy Christian	Binbrook Road
Frankie Smith	6 Henlow Close
Russ Booth	6 Henlow Close
Helen Gregory	Truro Drive
Mark Johnson	1 Boscombe Close LN6 3TG
Sarah Falconer	Pinewood Crescent
Karen Rudd	Barry Close
Amy Brown	Chivenor Close
Paula Firth	Mildenhall Drive
Sue Holmes	Salix Approach
Sharon Holmes	Salix Approach
Kevin Holmes	Woodfield Avenue
Wayne Fog	Brant Road
Vicky Booth	Rosewood Close
Andy Nisbett	14 Lyneham Close
Cara Nisbett	14 Lyneham Close
Helen Pearson	Rosewood Close
Neil Pearson	Rosewood Close

2020/0219/FUL

Emma Turnbull	Mildenhall Drive
Irene Nolan	30 Lyneham Close
Merry Clay	Sunfield Crescent
Jake Crow	Aberporth Drive
Amber Smith	Lindum Mews
Carla Leggett	Peel Street
Chelsea Brown	Warwick Gardens
Audrey Leggit	Camwood Crescent
Chantelle Brown	Parker Avenue
Emma Johnson	Regent Avenue
Sean Booth	Rosewood Close
Clair Gibbons	Boscomb Close
Jack Willey	Boscomb Close
Tamie Holehouse	Holly Street
Rhys Holehouse	Holly Street
Teisha Julian	Larchwood Crescent
Andrew Scott	Larchwood Crescent
Nina Elsander	Tulip Avenue
Jo Richardson	Andover Close
Pat Louch	Marham Close
Danielle Long	Oakfield Road
Phil White	Fulmar Road
Gerda Dillon	Henley Close
Tracey Nicholls	Martin St Lincoln. LN5 7TX
Lee Kay	Hurn Close
Vincent Nolan	30 Lyneham Close
Mark Mizon	32 Lyneham Close
Peter Hollingsworth	40 Lyneham Close

2020/0219/FUL

Jackie Smith	40 Lyneham Close
Kelly Crow	34 Lyneham Close
Mark	34 Lyneham Close
Phillip Noble	46 Lyneham Close
Christine Noble	46 Lyneham Close
John Dancer	44 Lyneham Close
Alan Dancer	44 Lyneham Close
William	42 Lyneham Close
Paula King	36 Lyneham Close
Moira	38 Lyneham Close
Pete	38 Lyneham Close
Trina Patey	Hazelwood Avenue
Darran Proctor	47 Dellfield Avenue
Toni Bray	Meadowlake Crescent
Georgia Kennedy	21 Hurn Close
Daryl Baptist	Woodfield Avenue
Ady Johnson	35 Alness Close LN6 0YX
Sharon Baker	30 Cydonia Approach
James Webb	30 Cydonia Approach
G White	12 Lyneham Close
S Smalley	12 Lyneham Close
	118 total



Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: 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

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

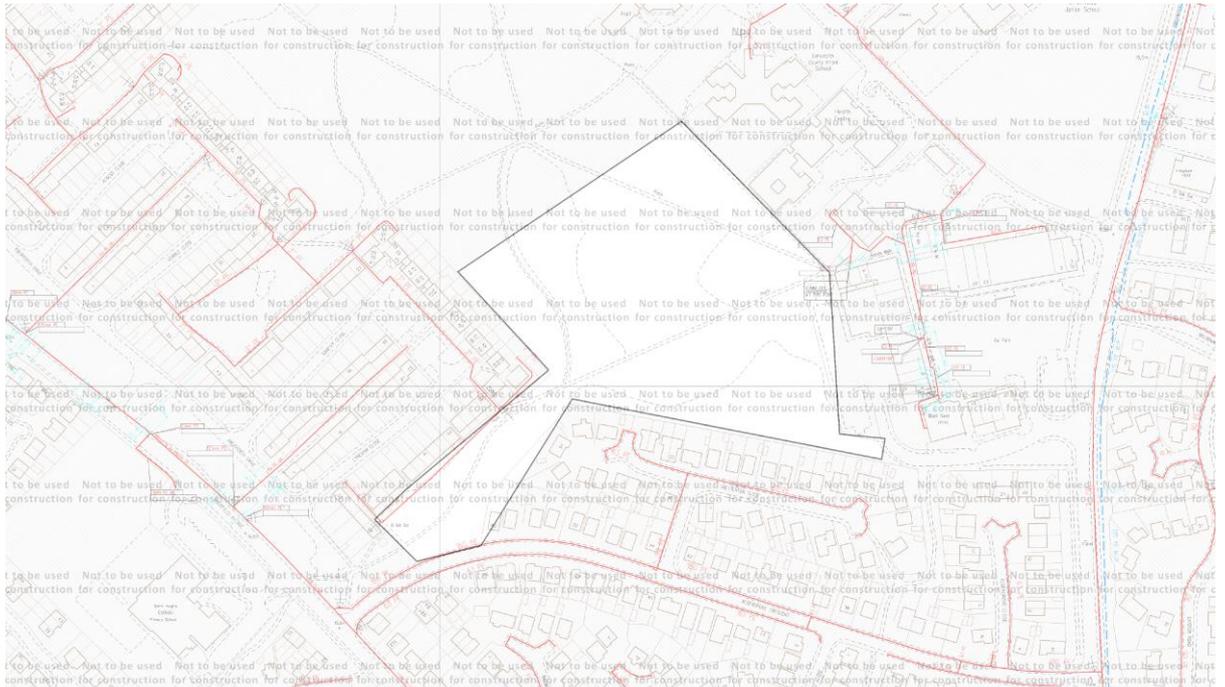
The apparatus that has been identified as being in the vicinity of your proposed works is:

- 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	Do not proceed without further consultation	Map 1 of 1 (GAS)
DR: toby.cooper	LP 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>	<p>MAPS Plot Server Version 1.1</p> <p>Your Gas Network Requested by: City of Lincoln Council. This plan is reproduced from or based OS map by Cadent Gas Limited, with it of the controller of HM Stationery Office Crown Copyright Reserved. Ordnance Survey Licence number 100</p>
TE: 31/03/2020	MP MAINS			
TA DATE: 30/03/2020	IP MAINS			
F: 2020/0219/FUL (TC)	LHP MAINS			
P REF: SK9369	NHP MAINS			
NTR: 493106, 369525	 Approximate scale 1:2500 on A4 Colour Landscape			
examples of Plant Items: Depth of Cover Syphon Diameter Change Material Change Out of Standard Service				

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

2nd 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 1st 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
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.

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.

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.



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.

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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