

PLANNING COMMITTEE

Wednesday, 12 August 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, Lee George, Kieron Manning and Louise Simpson

VIRTUAL MEETING

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://zoom.us/j/91964205050>

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

ID: 919 6420 5050

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

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

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

A G E N D A

1. Confirmation of Minutes - 15 July 2020	5 - 12
2. Declarations of Interest	
Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
3. Work to Trees in City Council Ownership	13 - 20
4. Applications for Development	
(a) 96 High Street, Lincoln	21 - 42
(b) Land Adjacent 22 Saville Street, Lincoln.	43 - 72

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 Chris Burke, Councillor Liz Bushell, Councillor Thomas Dyer, Councillor Gary Hewson, Councillor Rebecca Longbottom, Councillor Bill Mara and Councillor Hilton Spratt

Apologies for Absence: Councillor Alan Briggs, Councillor Kathleen Brothwell and Councillor Edmund Strengiel

79. Confirmation of Minutes - 17 June 2020

RESOLVED that the minutes of the meeting held on 17 June 2020 be confirmed, subject to the following revised wording in italics within minute number 76 to read:

(Councillor Strengiel relinquished his seat as a member of Planning Committee for tonight's meeting having declared a disclosable pecuniary interest in the matter to be considered, but spoke as Ward Advocate for the proposed application.)

80. Declarations of Interest

No declarations of interest were received.

81. Work to Trees in City Council Ownership

The Arboricultural Officer:

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

Members discussed the content of the report in further detail, and raised questions which received relevant responses from the Arboricultural Officer as follows:

- Question: Many recently planted samplings across the city appeared to have died off. Would these be replaced later in the year?
- Response: Yes indeed. A note was being taken of their location and they would be replaced during the next scheduled planting season.
- Question: Why was a cherry tree recently deceased in Queens Park to be replaced with a Tibetan Cherry?
- Response: Although not a native tree, the Tibetan Cherry benefited from having a beautiful mahogany bark which added amenity to the local area, also being quite a small tree. Due to the texture of this trees bark he was

also of the opinion that this tree may encourage children to investigate and interact with this tree as it would be located next to a play area.

- Question: Why was it considered appropriate to fell a tree at 5 Wigsley Road due to the canopy overhanging the private property next door whereas many trees the subject of tree preservation orders also suffered from this problem but were not removed?
- Response: This tree was so heavily suppressed. The asymmetrical canopy overhung the private property next door and could not be maintained unlike other trees protected by preservation orders which could be maintained.

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

82. Tree Preservation Order: 4 Finningley Road, Lincoln

The Assistant Director for Planning:

- a) reported that planning permission was sought to fell 1 Silver Birch tree at 4 Finningley Road, Lincoln, located within Doddington Road No 2 Tree Preservation Order 1981
- b) confirmed that the application was submitted by a relative of an employee of the City of Lincoln Council and for this reason was brought before Planning Committee for consideration
- c) advised that the City of Lincoln Arboricultural Officer had inspected the tree on 19 March 2019
- d) reported on the main issues to be considered by Members of Planning Committee in terms of the health and safety of the tree as follows:
 - A lack of root flare, suggesting that the tree had been planted too deeply or soil levels adjusted since then.
 - An open cavity present at grade on the south-eastern side of the bole, leading to suspected decay in the lower bole of the tree/into the buried trunk increasing risk of failure during wind loading events.
 - The canopy of the tree being suppressed by the adjoining woodland canopy which had led to phototrophic development of the main stem and scaffold branches.
 - Indulations within the trunk which suggested adaptive growth within the stem as a result of adjusted force flow.
- e) concluded that:
 - As the base of the bole of the tree exhibited an open cavity with an associated decay column, officers recommended that consent to remove the tree be approved to avoid the risk of unpredictable collapse.
 - Due to the limited size of the rear garden and the associated adjoining canopy present, it was suggested that in this case the planting of a replacement tree was unwarranted.

Members discussed the content of the report in further detail.

RESOLVED that removal of 1 Silver Birch tree at 4 Finningley Road, Lincoln, located within Doddington Road No 2 Tree Preservation Order 1981 be approved, subject to the following condition:

- Due to the limited size of the rear garden and the associated adjoining canopy presence, in this case the planting of a replacement tree was unwarranted.

83. Applications for Development

84. Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln

The Assistant Director for Planning:

- a. advised that this planning application had been 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 remainder of the consultation period
- b. highlighted that during the period of the site notice end date two days after committee a petition against the development was submitted as well as six objections
- c. reported that the application was therefore brought back before Planning Committee this evening remaining the same as seen previously on 17 June 2020, to consider the further comments received
- d. reported that full planning permission had been submitted for the erection of 49 dwellings with vehicular access from Aldergrove Crescent and hard and soft landscaping
- e. 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
- f. added that the land to be transferred would include the current application site and land further to the north of the application site
- g. highlighted in context of the amount of land involved in the proposed development that it was allocated predominantly for housing in this area under the Central Lincolnshire Local Plan in order to meet housing supply needs, and partly as Important Open Space
- h. emphasised that 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
- i. referred to 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

- j. 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
- k. 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.
- l. 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
- m. 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
- n. reported that the application had now received 9 neighbour objections in total and a petition against the proposal together with 1 representation of support and also an objection from Lincoln Civic Trust
- o. 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
- p. 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
- q. outlined the responses made to the consultation exercise, which included a petition against the proposals containing 118 signatures
- r. 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.

Gemma White addressed Planning Committee in objection to the proposed development, covering the following main points:

- She spoke on behalf of herself and the local community in objection to the proposed development.
- 118 people had signed a petition which was collated within 24 hours on 18/19th June, others had wanted to sign but the petition had to be submitted in time.
- The people who were unable to sign the petition weren't aware of the proposed development
- There was a lack of awareness of the location of the proposed development.
- Local people had tried to object via the council website but there had been a server error, an email was provided a 4pm on the last day of the consultation period for people to object through that channel.
- Many people wanting to raise objections did not have access to a computer.
- The proposals would incorporate a road for many residents at the front and back of their property which was unsafe.
- The land was currently used by many residents who did not have their own gardens in order to take a walk.
- The character of the area would be lost as a result of the development.
- There were many negative effects caused by the proposed development including noise and overlooking of privacy.
- It provided a negative visual impact
- There were particular concerns regarding highway safety around Aldergrove Crescent which formed a part of the bus route.
- Residents were also concerned about additional future development by Birchwood Big Local in the area and in what form it may entail.
- Obesity rates had risen due to Covid 19 lockdown with green space now even more important and needed for people to exercise.
- This was a highly deprived area. Some residents were without cars and unable to drive to the countryside. The current use as a field was best for local residents

- The proposed development would cut the estate in half and take away its character.

(Councillor Strengiel relinquished his seat as a member of Planning Committee for tonight's meeting having declared a disclosable pecuniary interest in the matter to be considered, but spoke as Ward Advocate for the proposed application.)

Councillor Strengiel 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 since 1991 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 as volunteers.
- 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 set up serving only the Birchwood area to facilitate development of Jasmin Green on behalf of Birchwood Big Local.
- 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.
- Highway safety issues had been addressed.
- Local amenity would be enhanced with the introduction of benches, trees and landscaping.
- The area would be a visually attractive place to walk and exercise.
- 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.
- He wouldn't go into the detail of the scheme again having spoken at the previous Planning Committee. No new issues had been identified, however, he would try to allay residents' concerns.
- The scheme covered an area of 2.25 hectares.
- Outline planning permission already existed for housing which accorded to the Local Plan.
- Attention had been given to ecology and biodiversity on the site.
- Construction hours would be conditioned as part of the development.
- A robust phased management plan for the site would be in operation.

- The proposals had been the subject of extensive public consultation and received the support of local people.
- This full planning application proposed 49 dwellings on the site with a reduction in dwelling numbers to reduce density and achieve greater separation to protect residents' amenity on Aldergrove Crescent and Lyneham Close.
- The initial consultation on the project dated back as far as 2015.
- Posters had been placed at local shops, pubs etc. and 5,000 flyers distributed in the area.
- Recent social media coverage of the scheme had questioned its validity and many of the objectors did not live in the site area.
- The scheme had been designed by Birchwood residents for the benefit of Birchwood residents.
- He respectfully asked that the officers' recommendation to grant planning permission subject to conditions be supported.

Members asked why this planning application had been brought to Committee before the consultation period had come to an end.

The Assistant Director for Planning offered the following points of clarification on this matter:

- The planning application had been live for quite some time.
- Around 250 letters were sent out to local residents as part of the consultation period.
- Conflicting guidance on how Planning Authorities dealt with display of site notices resulted in a delay in them being posted on this occasion.
- For this reason the planning officers' recommendation was caveated to delegate authority to the Assistant Director for Planning to grant the application subject to no further comments being received during the consultation period.
- It was appreciated that this situation had not been ideal, however, from time to time applications had to be dealt with in this way.

Members discussed the planning application.

Clarification was requested that the remainder of the open space area was not allocated for further residential development.

The Assistant Director for Planning provided the following response in respect of the potential for the remainder of the site to remain as open space:

- The Planning Authority had not been party to any consultations regarding further development of the site.
- The rest of the land was protected as an open space and had not been put forward in the Local Plan Review for further development.
- The remit of Planning Committee members tonight was to determine the planning application in front of it.

RESOLVED that:

1. The petition be received by Planning Committee.
2. Planning permission be approved subject to the following conditions:

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

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 8 / SCHEDULE DATE: 12/08/2020**

Item No	Status e.g. CAC	Specific Location	Tree Species and description / reasons for work / Ward.	Recommendation
1	N/A	Boultham Park – Lakeside	<u>Boultham Ward</u> 1 x Multistemmed mature Beech <u>Retrospective notice</u> This tree was seen to have a shear crack at the base of the main co-dominant union after the storm Ciara event; on a routine check the crack was seen to have propagated significantly – due to the trees size and its proximity to a heavily used footpath the tree was removed to prevent the risk of its unpredictable collapse.	Replace with 2 standard Beech trees; to be sited within the park.
2	N/A	Boultham Park – Footpath to the rear of St Helen’s Church	<u>Boultham Ward</u> 1 x Mature Holly <u>Coppice</u> This is a partially windblown tree, the upper branches of which are currently wedged in the canopy of an adjoining tree; the tree also leans heavily over the public footpath – Coppicing will allow the retention of the tree whilst removing the risk of an unpredictable future failure.	Approve works.

3	N/A	Boultham Park – To the rear of 72 Rookery Lane	<p><u>Boultham Ward</u> 1 x multistemmed Amelanchier <u>Retrospective notice</u> This tree had significant basal decay with large associated fruiting bodies, as a result all basal unions had become unstable; the tree was therefore removed in the interest of public safety.</p>	Replant with a replacement Amelanchier; to be sited at a suitable location within the park.
4	N/A	7 Yarborough Terrace - Un-operational land to the rear	<p><u>Carholme Ward</u> 2 x Ash <u>Fell</u> Both trees have recently shed limbs onto the surrounding property; these trees also have asymmetrical canopies which significantly overhang the property boundary.</p>	Approve works and replace trees with 2 x Common Buckthorn; to be sited at a suitable location within the ward.
5	N/A	28 Clarendon Gardens	<p><u>Castle Ward</u> 1 x XCuprocyparis leylandii <u>Retrospective voids notice</u> This tree had become too large to remain attainable in the small rear garden of this council property. There is also minimal access to carry out works whilst the property is tenanted.</p>	Replant with a Spindle; to be sited at a suitable location within the ward.
6	N/A	Kings George's Field	<p><u>Glebe Ward</u> 1 x Silver Maple <u>Fell</u> This tree is currently standing as deadwood.</p>	Approve works and replace with a cut leaf Hornbeam.

7	N/A	75 Montaigne Crescent – Open space to rear	<p><u>Glebe Ward</u> 2 x Elderberry <u>Fell</u> These trees are likely to be self-sets and are located directly on the boundary of the private property. The resident has experienced considerable antisocial behaviour due to the presence of these trees which are of poor form and threaten to damage the boundary features.</p>	Approve works, and replace with 2x Medlars; to be sited within the associated open space.
8	TPO	Rear of 8 Sheraton Close	<p><u>Hartsholme Ward</u> 1 x Field maple <u>Canopy lift by 2.5 metres and undertake 20% canopy reduction</u> This tree is currently overhanging the private property boundary.</p>	Approve works.
9	TPO	Rear of 8 Sheraton Close	<p><u>Hartsholme Ward</u> 1 x Field maple <u>Reduce canopy back to previous reduction points</u> This tree is currently overhanging the private property boundary.</p>	Approve works.
10	TPO	Rear of 8 Sheraton Close	<p><u>Hartsholme Ward</u> 1 x Rowan <u>Fell</u> This tree is heavily suppressed by the surrounding canopy, resulting in a tree of poor form.</p>	Approve works and replant with a replacement Sorbus within the local vicinity.
11	TPO	Rear of 8 Sheraton Close	<p><u>Hartsholme Ward</u> 1 x Purple leaved plum <u>Coppice</u> This tree impedes on the property boundary, undertaking coppicing will allow the tree to be retained in a manageable form.</p>	Approve works.

12	N/A	219 Moorland Avenue	<p><u>Moorland Ward</u> 1 x Purple leaf plum <u>Retrospective notice</u> This tree suffered a partial collapse during a recent wind loading event; as a result the remaining fractured trunk was felled in the interests of public safety.</p>	Replace with a Cherry; to be sited at a suitable location within the ward
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Application Number:	2020/0171/FUL
Site Address:	96 High Street, Lincoln.
Target Date:	4th June 2020
Agent Name:	I-kiect Aid Ltd
Applicant Name:	Mr Mohammed Zuwahir
Proposal:	Erection of a three storey rear extension to facilitate conversion to 3no. HMOs; 1x 3 bed (C4), 1x 7 bed and 1x 12 bed (Sui Generis) and retention of ground floor retail unit (Use Class A1). (Revised plans).

Background - Site Location and Description

The application is for the erection of a three storey rear extension to facilitate the conversion of 96 High Street to three Houses in Multiple Occupation (HMOs). One of the HMOs would accommodate 3 bedrooms (Use Class C4), with one seven bedroom and one 12 bedroom (Sui Generis). The application will retain the existing retail unit, which fronts the High Street.

The three storey application premises is located on the west side of the High Street, on the corner with Princess Street which continues along the south boundary of the site. The ground floor retail unit is currently vacant with the upper floors and a single storey rear off-shoot occupied as a six bedroom HMO. The rear off-shoot will be removed to accommodate the proposal.

The property is adjoined to 97-98 High Street to the north, to the rear of which is a part two storey, part single storey off-shoot with a first floor balcony accommodating 3A, B, C and D Princess Street. Vehicular access to the site is available to the west, adjacent to Princess Street Garage, serving an area of site curtilage to the north. This open portion of the site separates the proposal from 3A-D Princess Street and also other properties to the north; 99 High Street, the rear elevations and yards of 2 and 4 Foster Street as well as flats 1 and 2 St. Georges Court.

The site is located within the St Peter at Gowts Conservation Area.

The application is being presented to Planning Committee at the request of Cllr. Hewson.

Proposal and Planning History

The property currently has the benefit of planning permission, granted in July 2019, for the erection of a two storey rear extension to accommodate a seven bedroom HMO, conversion of the existing property to an eight bedroom HMO and the retention of the ground floor unit. This application was a resubmission of a 2015 permission that had lapsed.

This application proposes additional accommodation on a second floor within the extension. The footprint of the proposal is identical to that previously approved. The overall height is also similar, the extra accommodation is achieved by altering the shape of the pitched roof. This arrangement will be detailed later within the report.

The application has been revised during the process of the application. Firstly at the request of officers to alter the design of the roof and most recently the agent has changed the plans to include an additional door to the south elevation and a window to the west.

All neighbours and statutory consultees have been notified of both revisions. The current re-consultation period for the latest revision, which relates to the new door and window only, is due to expire after this report is finalised. Those additional comments already received have been included here and any further representations received in the intervening period will be included in full on the update sheet.

Site History

Reference:	Description	Status	Decision Date:
2019/0210/FUL	Erection of a two storey rear extension to facilitate conversion to 8 bedroomed accommodation (Sui Generis) and retention of ground floor retail unit (Class A1). Discharge of conditions from planning approval ref 2015/0905/F	Granted Conditionally	9th July 2019
2015/0905/F	Erection of a two storey rear extension to facilitate conversion to 8 bedroomed accommodation (Sui Generis) and retention of ground floor retail unit (Class A1).	Granted Conditionally	17th February 2016

Case Officer Site Visit

There has been no site visit undertaken in person for this application due to the restrictions in place as a result of the Covid 19 pandemic. The proposals have instead been assessed using various online tools together with photographs taken by case officers at the time of the previous application. 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 LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
- National Planning Policy Framework

Issues

- Principle and Policy Context
- Visual Amenity and Character and Appearance of the Conservation Area

- Residential and Local Amenity

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Lincoln Civic Trust	Comments Received
Councillor Gary Hewson	Comments Received
Lincolnshire Police	Comments Received

Public Consultation Responses

Name	Address
Mrs Helen Mary Durasamy	25 Nettleham Road on behalf of 6 Foster Street Lincoln LN2 1RQ
Miss Imogen Hobson	3B Princess Street Lincoln Lincolnshire LN5 7QJ
Mr Simon Grantham	3A, 3B, 3C & 3D Princess Street Estate Office Walcott Lincolnshire LN4 3SY

Consideration

Principle and Policy Context

The site is located within the Central Mixed Use Area and on a Secondary Shopping Frontage. Central Lincolnshire Local Plan (CLLP) Policy LP33, although not specifically referencing HMOs, advises that residential uses of houses and flats will be supported in this area. Given that residential uses are supported by this policy, and accordance with the previous approval, officers have no objection in this respect and are satisfied that the HMO use would be appropriate to the building and location. It is not considered that the proposal would detract from the vitality or viability of the primary shopping area or result in the area losing its mixed use character. The ground floor retail unit within the building would be retained and the lower High Street area has a good mix of uses, with retail being

predominant. The proposal would also bring a vacant building back into use.

In this respect, the proposal would therefore be in accordance with CLLP Policy LP33.

Cllr. Hewson has noted that the retail unit to the front is to be retained, although this has been vacant for many years and he has queried whether there is any intention for its refurbishment. Officers discussed this with the agent. The agent has advised that the applicant, who has only recently purchased the property, is intending to develop the rear (HMO) element in the first instance, with a view to tidying this up but also to providing funds to invest in the retail element. The agent has suggested that there has been interest from potential occupants for the retail unit but this is subject to the refurbishment of the building as a whole.

Visual Amenity and Character and Appearance of the Conservation Area

It has been noted that the footprint of the proposal is identical to that previously approved, also replicating the three stepped sections of the extension. The overall height is also similar to the approved scheme, indeed the tallest section of this revised proposal is approximately 200mm lower than the approved. The alteration to form a second floor in the roof is achieved by raising the eaves at the rear and forming a partial flat roof. From the front, facing Princess Street to the south, the traditional pitch and roof detailing is retained, albeit with the inclusion five roof lights. The alteration to the roof is most notable from the rear, although this is not open to public view. The gable end facing west is also altered, although views of this would be limited by the position of the adjacent Princess Street garage. The principal elevation to the street sees alterations to window arrangement but still essentially appears as a two storey addition.

Lincoln Civic Trust has objected to the application considering the proposal to be overdevelopment, creating too high a density. In accordance with the previous consideration officers remain of the opinion that the site is of a sufficient size to comfortably accommodate the proposed footprint and overall height of the extension. The alteration to the roof would have a minimal visual impact when viewed from the street. The structure is broken up by the three stepped sections with the roof height of each dropping down away from the host property. Detailing to the elevations also helps to break up the overall mass.

Officers and the City Council's Principal Conservation Officer have negotiated with the agent during the application process and it was agreed to use red brick as opposed to sections of render. This detail would be conditioned to ensure a high quality finish. The window, cill and lintel details will also be conditioned to ensure they are appropriate. The window arrangement and proportions are visually acceptable and there is no issue with the most recent revision to the plans to include an additional door to the south elevation or a window to the west elevation.

Officers therefore consider that the siting, height, scale and mass of the proposal would have an acceptable relationship with the host property, the street and surrounding area. Subject to conditions to secure high quality materials and detailing, officers are also satisfied that the design would complement the local architectural style of the area. The proposal would therefore be in accordance with CLLP Policy LP26.

The proposal would also enhance the character and appearance of the conservation area, as required by CLLP Policy LP25.

Residential and Local Amenity

Policies LP26 and LP33 require that developments should not harm the local environment or the amenities which occupiers of nearby properties may reasonably expect to enjoy, through reducing daylight, outlook or privacy to an unacceptable degree.

Objections have been received from 3B Princess Street, on behalf of 3A, B, C and D Princess Street and also from the owner of 6 Foster Street. These properties are all located to the north of the site. One of the objectors is pleased that the site is being developed as it has become unkempt but there is general concern regarding loss of light. Comments also relate to the increase in height and scale as well as overlooking and loss of privacy towards property, rear yards and a balcony. The Lincoln Civic Trust has also raised concern regarding loss of light to neighbouring properties.

The extension is separated from these neighbouring properties by the curtilage of the site. While the relationships may be close this is not unusual for the area and this application neither alters the footprint of the approved extension nor its position on the site. When viewed from the north the approved scheme presented a two storey extension with a traditional pitched roof. This application seeks to maintain a similar overall height as that approved but remove the pitch of roof at the rear and continue extending the rear wall up; appearing from the rear as a three storey flat roof structure. From the rear, as viewed from properties including 97-98 and 99 High Street, 3A-3D Princess Street, St. Georges Court and those properties on Foster Street this would add a degree of bulk but it is not considered that this relationship is significantly different to the approved scheme or indeed harmful. Accordingly officers are satisfied that the proposal would neither appear unduly dominant nor overbearing, and loss of light would not be to an unacceptably harmful degree.

This application includes additional windows to the rear and the concerns from neighbours regarding overlooking were noted by officers. Officers requested that this be addressed by the agent and in response it has been agreed that these will all be obscure glazed. This is indicated on the revised plans and will be conditioned on any grant of permission. The additional window to the west elevation will not create any issues as the adjacent premises is in commercial use.

Officers are therefore satisfied that the proposals would not cause undue harm to the local environment or the amenities which occupiers of nearby properties may reasonably expect to enjoy, in accordance with the requirements of CLLP Policies LP26 and LP33.

Other Matters

Parking

The proposal does not incorporate any off-street parking although is in a sustainable location with good access to local facilities and public transport. The Lincolnshire County Council as Local Highway Authority has raised no objection to the application.

Cllr. Hewson has noted in his response that the area is designated for residents parking. The agent has been made aware of this.

Refuse

Although an area for refuse storage has not been identified on the submitted plans there is sufficient space within the curtilage of the site to provide this. Accordingly officers would recommend that this is dealt with by a condition on any grant of consent.

Design and Crime

Lincolnshire Police has raised no objections to the application, although have suggested a number of recommendations in their response. This has been forwarded onto the agent for his information.

Construction

The City Council's Pollution Control Officer has advised that while this is a relatively small development, due to the proximity to neighbouring sensitive uses, there is potential for problems due to noise from the construction phase of the development, particularly during the noise sensitive hours. A condition restricting the construction and delivery hours will therefore be applied to any grant of permission to help limit any potential impact.

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

Yes, as outlined above.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The principle of the use is appropriate in this location. The height, scale, mass and design of the extension is considered to be acceptable and would complement the architectural design of the property, also relating well to the surroundings. The character and appearance of the conservation area would accordingly be enhanced. The proposals would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. The application is therefore in accordance with the requirements of Central Lincolnshire Local Plan Policies LP25, LP26 and LP33, and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions:

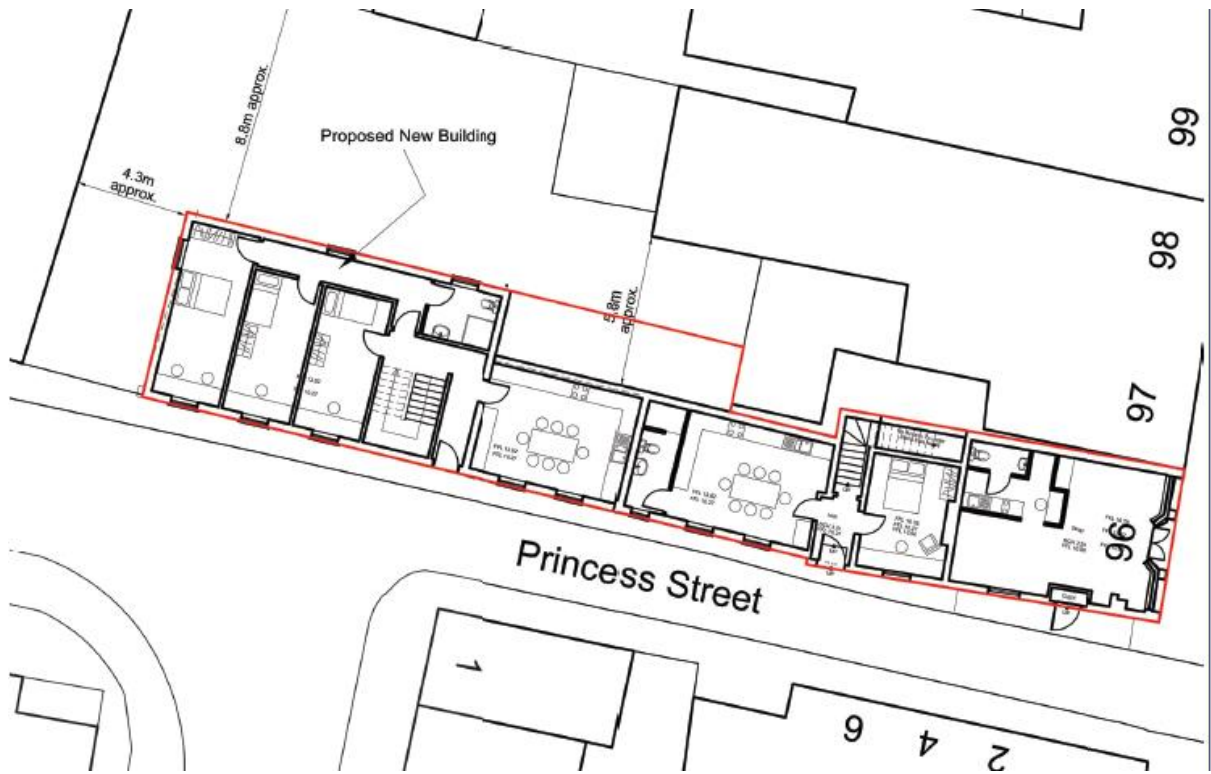
- Time limit of the permission
- Development in accordance with approved plans
- Reporting unexpected contamination
- Material samples
- Details of windows and sections
- Cill and lintel details
- Refuse storage details
- Obscure glazed windows to rear, north elevation
- Construction of the development (delivery times and working hours)

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96 High Street- Plans and Photographs



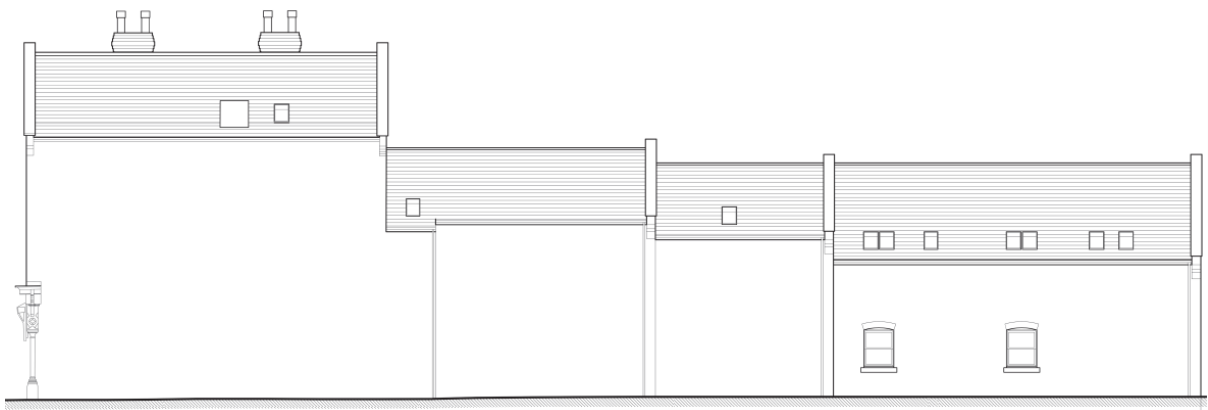
Site location plan



Previously approved site layout- same footprint as currently proposed



Previously approved south elevation



Previously approved north elevation



Proposed ground floor plan. Retained retail unit to the front with seven bed HMO (red), three bed HMO (blue) and 12 bed HMO (yellow) to the rear



Proposed first and second floor plans



Front elevation to High Street (Google Street View)



Rear elevation and application site from Princess Street



Rear elevation of application property from within the site with High Street properties and 3A-3D Princess Street to the left



Access to site adjacent to side elevation of Princess Street Garage to the left and north boundary with properties on Foster Street and St. Georges Court in the background.



View west towards Princess Street Garage (Google Street View)

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96 High Street- consultation responses

Email from Cllr. Hewson

Would like to have the application to come to committee It seems to me the application is for 3 x Houses in multiple occupation no numbers are quoted for each ? The retail unit at the front of the application is to be maintained but this as not be used as such for many years do they intend to refurbish the retail unit And there may be concerns from local residents depending who the application is for It should be noted this area as been designated for residents parking and this should be noted by the applicant
Thanks Gary

Customer Details

Name: Miss Imogen Hobson

Address: 3B Princess Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object this application being increased from a two-storey to a three-storey building. I am pleased the site is being developed, as the land has become unkempt. But now the April 2020 plans have shown an increase in the height of the property and the number of windows facing the north side. I have concerns over the loss of privacy, as the flat I occupy has a large balcony that would face the north side of this property and would become over looked. The height and scale of the property would also mean it would be in close proximity to my residence, so would restrict the amount of natural light that I could receive inside the flat.

Customer Details

Name: Miss Imogen Hobson

Address: 3B Princess Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I confirm that the revised plans do not alter my comments made in my original response, dated 02/05/2020.

Customer Details

Name: Mr Simon Grantham

Address: 3A,B,C,D Princes st Walcott Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am very concerned that there will considerably less light into our Communal courtyard with three Storeys.

Loss of Privacy is also a major Issue particularly in these

very constrained times, why should there be any Windows facing our Yard?

Customer Details

Name: Mrs Helen Mary Durasamy

Address: 25 Nettleham Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have owned 6 Foster st for many years and have very happy tenants living there .This propective planning will greatly affect the amount of light that our property will have if this planning goes ahead .At the moment there is a pleasant courtyard but this will become a dark ,cold area if a building is raised at the back of Foster st . I hope that local peoples lives and their way of living ,quality of life, will be taken into consideration over this new development.

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



To: Lincoln City Council

Application Ref: 2020/0171/FUL

Description of development

Erection of a three-storey extension to facilitate conversion to 3no. HMOs (Sui Generis) and retention of ground floor retail unit (Use Class A1)

Address or location

96 High Street, Lincoln, Lincolnshire, LN5 7QG

With reference to the above application received 9 April 2020

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

Does not wish to restrict the grant of permission.

NO OBS

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

Case Officer:
Sam Wood
for Warren Peppard
Head of Development

Date: 29 April 2020



LINCOLNSHIRE POLICE

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

Your Ref: App. 2020/0171/FUL

15th April 2020

Development & Environmental Services
City Hall, Beaumont Fee
Lincoln, LN1 1DF

96 High Street, Lincoln, Lincolnshire, LN5 7QG (HMO)

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has No objections to this application.

External Doors and Windows

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.**

Windows: in respect of ground floor, basement and other easily accessible locations.

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

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

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

Please refer to *Homes 2019* which can be located on www.securedbydesign.com

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

Yours sincerely,

John Manuel MA BA (Hons) POCE PCQPR Dip Bus.
Force Designing Out Crime Officer (DOCO)

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION

We objected to the application made in June 2019 and this application makes our objections even stronger. This is a total overdevelopment of a site that was never meant to be used in the way that it is proposed. The application has gone from a two-storey application in June to a three-storey application now.

Our objections are basically the same as last time being:

1. The footprint of the proposal completely fills the area of the site and we would have to ask about fire exits and onward escape from the site, servicing of the property, bin storage and bicycle storage.
2. It creates a very high-density occupation which cannot be conducive to the well-being of the occupants and is purely trying to maximise the return.
3. The overall mass of the building is too great for the area and will dominate the area and given the proximity of the neighbouring properties, will restrict the amount of natural light available inside the building.

Whilst we understand the need to develop the building and bring it back into use, this application is far too ambitious and should be rejected.

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Application Number:	2020/0262/FUL
Site Address:	Land Adjacent 22 Saville Street, Lincoln.
Target Date:	18th June 2020
Agent Name:	A1 Project Services
Applicant Name:	MR. Rod Asher
Proposal:	Erection of 5 two-storey dwellings with 6 parking spaces (Revised plans).

Background - Site Location and Description

The application site is land adjacent to 22 Saville Street, a derelict and overgrown piece of land which is informally used for storage. The site is bounded by a mixture of timber, herras and palisade fencing and accommodates a dilapidated 1 ½ storey warehouse and some garages. These structures are to be removed as part of the proposals.

The site is located at the bottom of Saville Street. The current access to the site, via Saville Street, is located at the south east corner, which serves as an informal turning area for residents of the street. Beyond the access the remainder of the south boundary of the site steps out, which narrows the end of Saville Street where it joins St. Catherines Court. There are two bollards, one in the road and one in the footpath, to stop through vehicles.

The side gable of 22 Savile Street sits on the side, east boundary of the site. This property has a single off-shoot to the rear with the adjacent yard enclosed by an approximately 1.8m high fence. To the rear of this, along and adjacent to the remainder of the east boundary, are outbuildings within the ownership of the neighbouring 20 Saville Street. The rear boundary to the north forms the side boundary with 33 St. Catherines Court and the rear boundaries with 23 and 25 Stanley Street. To the west of the site is an area of landscaping on St. Catherines Court.

The wider area is characterised by traditional two storey red brick terraces on Saville Street with two storey semi-detached and terraced properties on St. Catherines Court.

Proposal

The application is for the erection of a terrace of five, two storey dwellings facing south. The two bedroom properties would have the benefit of six off-street parking spaces to the front with and gardens to the rear. The proposed development would see the existing access from Saville Street closed off and access to the proposed car park taken from St. Catherines Court.

The application originally proposed five dwellings in sets of two and three units facing west towards the landscaping on St. Catherines Court. The application has been revised during the process in response to concerns from officers regarding the design and the impact on neighbouring properties. The re-design also attempted to address objections from neighbours to the loss of the informal turning space at the bottom of Saville Street that the current access to the site provides. These changes will be detailed later within the report.

All neighbours and statutory consultees were notified of the revised plans. The expiry for this re-consultation exercise falls the day after this report is due to be finalised and, at the time of writing, no additional objections or comments had been received. Any representations received in the intervening period will be included in full on the update sheet.

Site History

No relevant site history.

Case Officer Site Visit

There has been no site visit undertaken in person due to the restrictions in place as a result of the Covid 19 pandemic. The proposals have instead been assessed using various online tools together with photographs taken by the applicant or their agent. 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 LP13 Accessibility and Transport
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Principle of Use
- Visual Amenity
- Residential Amenity
- Access, Parking and Highways

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	Comments Received
Highways & Planning	Comments Received
Witham & Humber Internal Drainage Boards	Comments Received

Public Consultation Responses

Name	Address
Mr John Reader	21 Saville Street Lincoln Lincolnshire LN5 8NH
Miss Lynn Starbuck	60 St Catherines Court Lincoln Lincolnshire LN5 8NX
Miss Gemma Main	2 Saville Street Lincoln Lincolnshire LN5 8NH
Mr Steve Taylor	4 Saville Street Lincoln Lincolnshire LN5 8NH
Miss Amy Watson	12 Saville Street Lincoln Lincolnshire LN5 8NH
Mr Edward Horn	10 Saville Street Lincoln Lincolnshire LN5 8NH
Mr Alan Bavin	2 Saville Street Lincoln Lincolnshire LN5 8NH
Mr Lee Sewell	33 St Catherines Court Lincoln Lincolnshire LN5 8NX
Mr Richard Dack	16 Saville Street Lincoln Lincolnshire LN5 8NH

Consideration

Principle of Use

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing. Officers are therefore satisfied that the principle of the residential use is wholly appropriate in this location. Supporting the application would also be in accordance with CLLP Policy LP1 which states that there should be a presumption in favour of sustainable development and planning applications that accord with the policies in the Local Plan will be approved without delay. This presumption in favour of sustainable development reflects the key aim of the National Planning Policy Framework (NPPF).

Visual Amenity

The application originally orientated the dwellings fronting the landscaping strip on St. Catherines Court. Given that this comprises a number of mature trees officers felt that the street presence of the proposal was limited. It was also considered that the subdivision of the dwellings into two sets and the roof design was not characteristic. Following discussions with the agent the scheme has been revised, turning the frontage through 90 degrees to the south and proposing a terrace of five dwellings.

Officers welcome the development of this piece of land for residential purposes, which is unsightly and detracts from the area. It is considered that the site is of a sufficient size to comfortably accommodate the proposed development along with the associated forecourts and car parking and gardens to the rear. The development represents a good use of land and would have a good presence in the street, complementing the traditional terraces of Saville Street and the more modern St. Catherines Court. An indication of finished floor levels have been provided and these, as well as the height of the two storey terrace, are comparable with neighbouring properties. Full details of existing land levels and the proposed finished floor levels will of course be conditioned on any grant of consent. Officers are therefore satisfied that the proposal would relate well to the site and surroundings in relation to siting, height, scale and massing.

It is also considered that the design of the proposal is acceptable. The dwellings would be constructed with red brick, a tiled roof and white UPVC windows. The elevations have traditional proportions and elements such as brick soldier courses above the windows, corbelled eaves and brick detailing to the gable verges add interest. It is therefore considered by officers that the development would reflect the architectural style of the local surroundings.

The forecourts of the properties and the car park to the front will be bounded by a 900mm high brick wall. Details of this, the materials and surfacing will be required by condition on any grant of consent to ensure that these are appropriate and contribute to the overall character of the development and its surroundings.

With these conditions in place officers are therefore satisfied that the proposal would be in accordance with CLLP Policy LP26 and paragraph 127 of the NPPF, which requires that developments should add to the overall quality of the area.

Residential Amenity

The side, east boundary to the site is defined by the side gable of 22 Saville Street, which incorporates two ground floor windows. This property has a single storey off-shoot to the rear including two windows facing onto the property's rear yard, which is bounded by an approximately 1.8m high fence. Beyond are a number of single storey outbuildings, within the ownership of 20 Saville Street. No objections have been received from the neighbouring occupants.

The approximately 1m wide side passageway, accessing the rear gardens of the proposal, runs along the full extent of the east boundary. The dwellings themselves are set back in the site, with the front elevation sitting approximately 1.5m behind the rear elevation of 22 Saville Street. While the relationship is close the set back position means that the proposal would not sit opposite the entire length of the neighbour's rear yard, providing a degree of open aspect. It is also worth noting that the existing 1 ½ storey outbuilding is located in proximity to this east boundary. It is not therefore considered that the proposal would significantly harm the occupants of this property either by appearing unduly overbearing or resulting in an unacceptable degree of loss of light. Opposite the gable of 22 Saville Street would be the car park and forecourts of the proposed properties, bounded by the 900mm high wall. Officers are satisfied that there would be no impact on the neighbour's ground floor windows within this facing gable.

First floor bedroom windows are proposed within the front elevation of the terrace, however, any overlooking from these towards 22 Saville Street would be limited and at an oblique angle only given the position and proximity of the proposal. The boundary treatment to the rear yard of no. 22 would further limit this, and also mitigate any overlooking from the ground floor windows in the front and side elevations of the proposal. At first floor within the side gable of the proposal would be two bathroom windows, which will be conditioned to be obscure glazed. Officers are therefore satisfied that the residential amenities of the occupants of the 22 Saville Street would not be unacceptably harmed by the proposal.

There is no concern regarding the relationship with the outbuildings adjacent/on the remainder of the east boundary as these are ancillary to the residential use of 20 Saville Street.

The rear, north boundary of the site forms the side boundary with 33 St. Catherines Court, with the neighbour's rear garden bounded by an approximately 1.8m high fence. An objection to the original plans has been received from the occupant of this neighbouring property, where the full extent of the side gable of the proposed terrace sat 1m away from the side boundary with the garden of no. 33. The objection raises concern regarding overlooking, loss of privacy and loss of light. At the time of writing this report no further responses to the revised proposals had been received from this or neighbouring properties on the grounds of residential amenity.

Officers are of the opinion that the revised site layout significantly improves the relationship of the proposal with 33 St. Catherines Court. The rear elevation of the proposed terrace would be located approximately 9.4m from the boundary with this neighbouring property. This is not dissimilar to the existing garden length of the terrace of 27-33 St. Catherines Court, or its relationship with the garden and property of 25 Stanley Street opposite. It is therefore not considered that the proposal would appear unduly overbearing or result in an unacceptable degree of loss of light to 33 St Catherines Court.

With regard to overlooking the side gable at first floor level of no. 33 is blank. The first floor bedroom windows within the rear of the proposed terrace will provide an opportunity to overlook towards the rear garden of this neighbouring property, although officers are satisfied that the separation distance and the existing boundary treatment would limit this, ensuring that this is not to an unduly harmful level.

Accordingly, officers are also satisfied that the proposal would not have a harmful impact on the gardens of 23 and 25 Stanley Street, the rear boundaries of which form the remainder of the north boundary of the site.

There are no other residential properties adjoining the site and officers would therefore conclude that the amenities which neighbouring occupants may reasonably expect to enjoy would not be unduly harmed by or as a result of the development through overlooking, loss of light or appearing as an overbearing structure. It is also considered that the level of amenity for future occupants of the development would be acceptable. The proposal would therefore be in accordance with the requirements of CLLP Policy LP26.

Access, Parking and Highways

Currently the access to the site is taken from Saville Street, beyond this the boundary to the site steps out, narrowing the street, with bollards preventing vehicular access beyond this point to St. Catherines Court. Given that Saville Street is a dead end the existing sites access serves as an informal turning area for residents of the street.

The application originally proposed to close off the access from Saville Street, becoming a fenced boundary to the car park, up to the back edge of the footpath. The stepped out section of the site would form part of the new access from St. Catherines Court, and additional bollards were proposed on east edge of this so vehicles from Saville Street could not cross the site to St. Catherines Court. The proposed car park would provide six spaces, one per dwelling with an additional visitor space.

Objections were received from the occupants of 2, 4, 10, 12, 16 and 21 Saville Street on the grounds of highway safety. The objectors noted that the loss of the turning space would force cars to reverse along the parked street and onto a busy highway, Newark Road.

The Lincolnshire County Council as Local Highway Authority (HA) shared the concerns of residents- blocking off the access may force residents of Saville Street to reverse out onto Newark Road when the street is heavily parked up offering no other opportunities to manoeuvre. The agent was advised of these concerns. The agent noted that the area that has been used as a turning area is under ownership of the applicant and could therefore be fenced off at any time, removing this facility. Notwithstanding this the agent has worked with officers and the HA to discuss potential options and find a solution to this problem.

The revised layout maintains the access from St. Catherines Court although the re-orientation of the terrace provides more space within the car park. A total of six parking spaces are still provided but the site boundary at the end of Saville Street (the existing site access) is now set back by approximately 1m. This strip of land sits parallel to the footpath and provides additional space to enable vehicles to turn at the end of the street. All neighbours and the HA were re-consulted on the revised proposal. At the time of writing this report no additional objections or comments have been received to the revised site layout or turning space arrangement. Any representations received in the intervening

period will be included in full on the update sheet.

The HA has welcomed this arrangement subject to a condition that the parcel of land is to remain open and free of obstruction so that it can function as part of the turning area at the end of the street. The agent has no objection to this, which will accordingly be conditioned as part of any grant of permission. Officers would note that there are also ongoing discussions, separate from the planning process, regarding this area of land being given over to the HA as highway land and a potential scheme to introduce double yellow lines around end of Saville Street through a Traffic Regulation Order. Again, this is separate from the planning process, but officers and the HA are satisfied with the current solution that has been reached as part of this application.

With regard to the proposed access from St. Catherines Court this would be taken from the existing road, across the stepped out section of the site. Objections to this have been received from 33 and 60 St. Catherines Court. These state that there are existing issues with parking on the court, including residents' vehicles from neighbouring streets. The development would increase traffic flow and exacerbate the current parking and congestion situation as the development only provides one space per dwelling and one visitor space. There is also concern that the width of the access and visibility is insufficient, posing concerns for pedestrian safety.

The HA has considered the access proposals and raised no objection to the position, width or visibility subject to the existing full height kerbs being replaced with flush kerbs or blocks to identify the privately owned land. They are also satisfied that the provision of six parking spaces for the two bedroom properties is sufficient. A condition requiring a Construction Management Plan, to ensure that there are no issues relating to highways during the construction phase, will be applied to any grant of consent.

In accordance with the advice of the HA officer have no issue with the proposal in terms of access, parking and highways, which would meet the requirements of CLLP Policy LP13. The solution to the turning area issue is also welcomed.

Other Matters

Contaminated Land

The City Council's Pollution Control Officer has advised that, due to past uses on and in the vicinity of the site, including a former landfill site, there is the potential for significant contamination to be present. Conditions have been requested which will be attached to the grant of any permission.

Drainage

The Upper Witham has advised that they support the use of Sustainable Urban Drainage Systems (SUDs) and that a scheme should be agreed with the Lincolnshire County Council in their capacity as Lead Local Flood Authority prior to the development commencing. The County Council has made no such request, however, the application indicates that the surface water will be disposed of via soakaways.

Trees

The site has areas of overgrown plants as well as a small tree adjacent to the existing access. There is no objection to the removal of this given its size and limited amenity value.

The trees within the landscaping area on St Catherines Court are mature although their canopies are contained within this area and do not overhang the application site to any great degree. Accordingly it is not considered that the proposed dwellings would have an undue impact of the trees or their root systems. An informative will be applied to any grant of consent to advise that no works should be undertaken to the trees that are outside of the site boundary.

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. Accordingly a condition will require details of charging points to be submitted for approval and for the units to be installed before development is first occupied.

Construction

Comments have been received from the neighbouring objectors with concerns regarding congestion and noise during construction. The City Council's Pollution Control Officer has also advised that while this is a relatively small development, due to the proximity to neighbouring sensitive uses, there is potential for problems due to noise from the construction phase of the development, particularly during the noise sensitive hours. While issues relating to the construction phase are not a material planning consideration a condition restricting the construction and delivery hours will be applied to any grant of permission to help limit any potential impact. This will be in addition to the aforementioned Construction Management Plan condition.

Refuse

The application identifies a dedicated area for bin storage within the car park, and there is also access to the rear of properties for bins to be stored in the occupant's own gardens. A City Council Community Contracts Officer has advised of the requirements for wheeled bins, which has been forwarded to the agent for their information.

Design and Crime

Concerns have been raised by an objector relating to the use of the access paths to the side and rear of the properties for anti-social behaviour. These will be for private use only and do not serve as a public thoroughfare. The plans also indicate that passageways with have locked gates. Lincolnshire Police has raised no objections to the application in this respect.

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

Yes, as outlined above.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The principle of the use of the site for residential purposes is considered to be acceptable in this location. The development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design. The proposals would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. Matters relating to highways, contamination and refuse are to the satisfaction of the relevant consultees and can be dealt with appropriately by condition. The application is therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP13 and LP26, as well as guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission
- Development in accordance with approved plans
- Contamination
- Construction Management Plan
- Kerbs to St. Catherines Court replaced with flush kerbs/blocks
- Material samples, including hard surfacing
- Boundary details
- Existing land levels and proposed finished floor levels
- Landscaping scheme
- Electric vehicle recharge points
- Obscure glazing to first floor, east facing windows
- Land adjacent to Saville Street to remain open and clear of obstructions
- Construction of the development (delivery times and working hours)
- All windows and doors set in reveal

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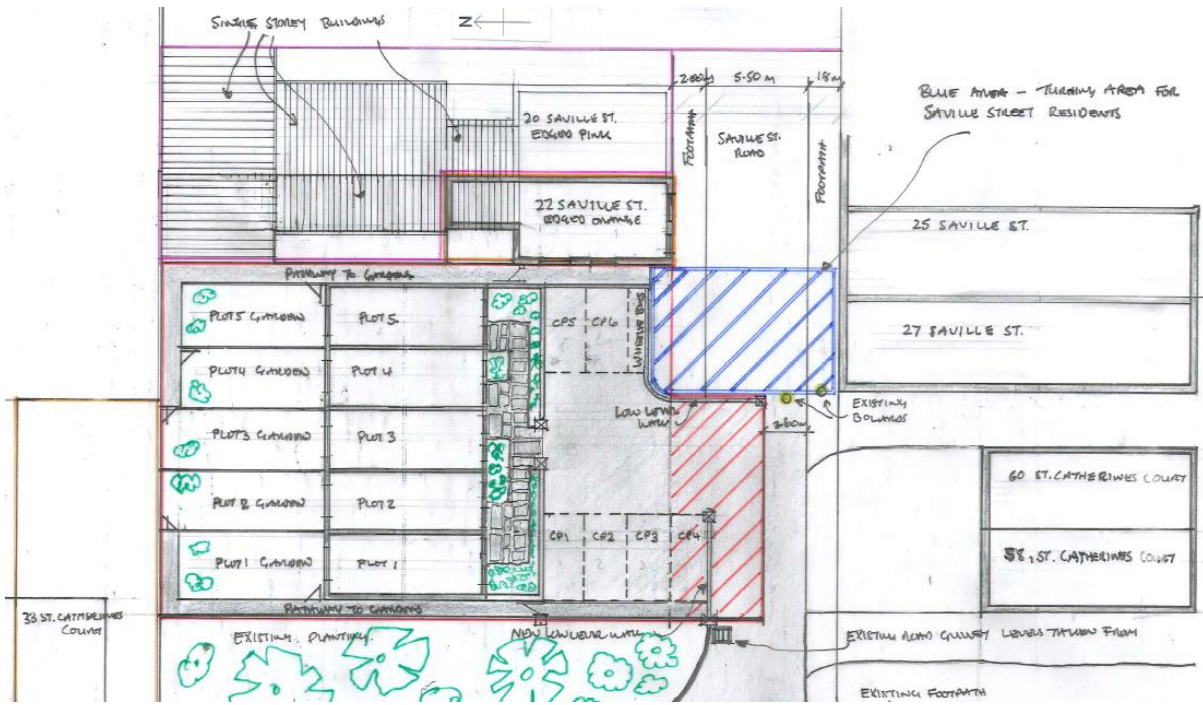
Land Adjacent to 22 Saville Street- Plans and Site Photographs



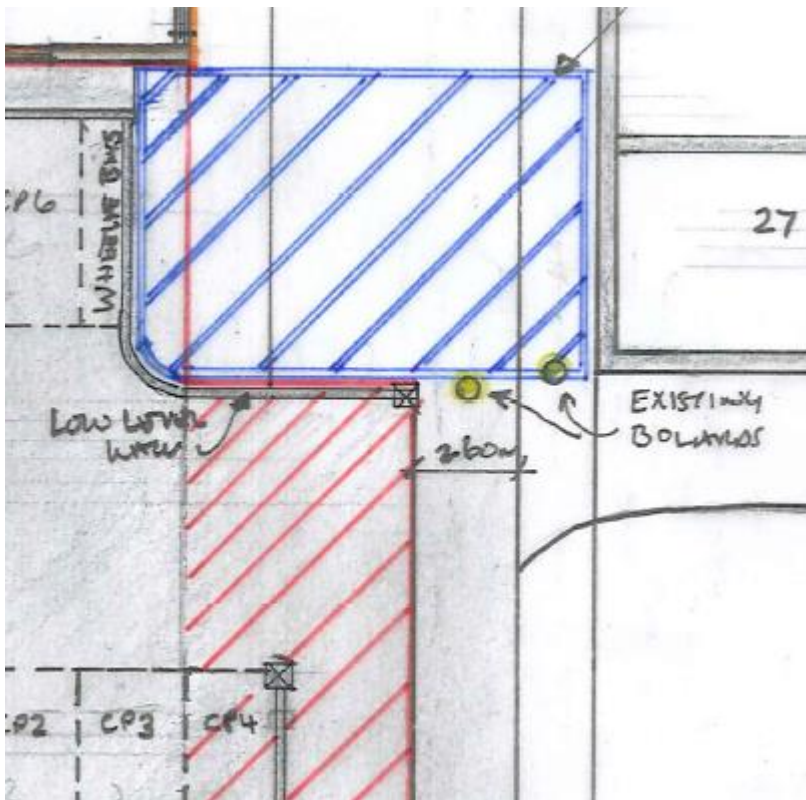
Site location plan



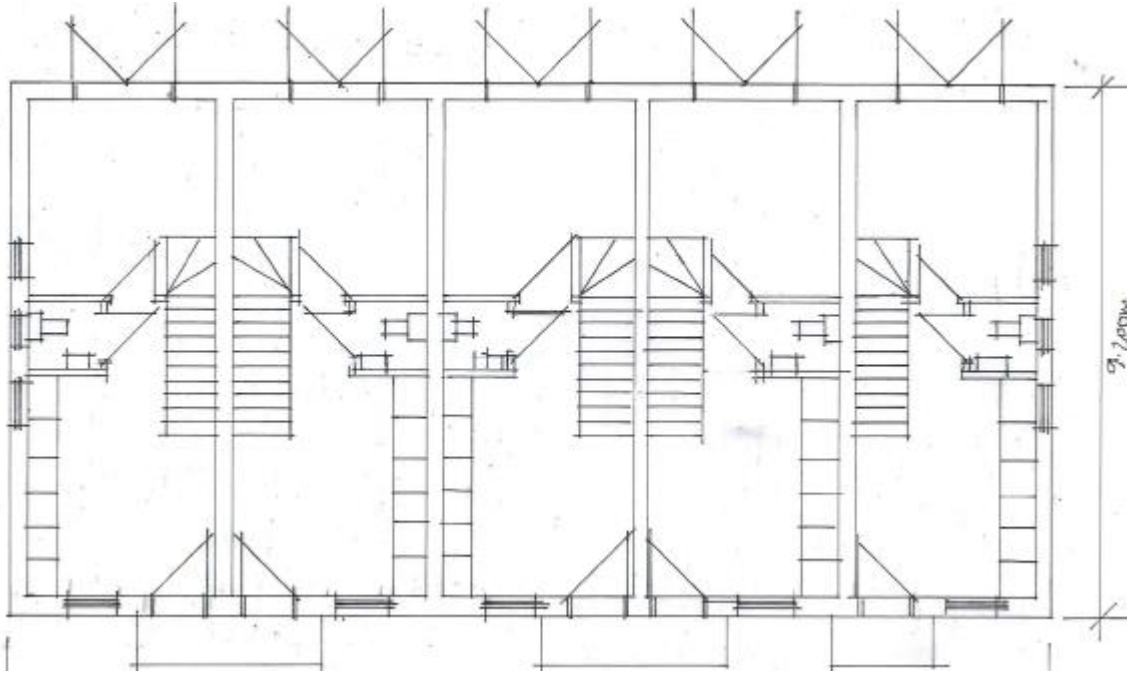
Aerial photograph as existing illustrating position of garages/outbuildings



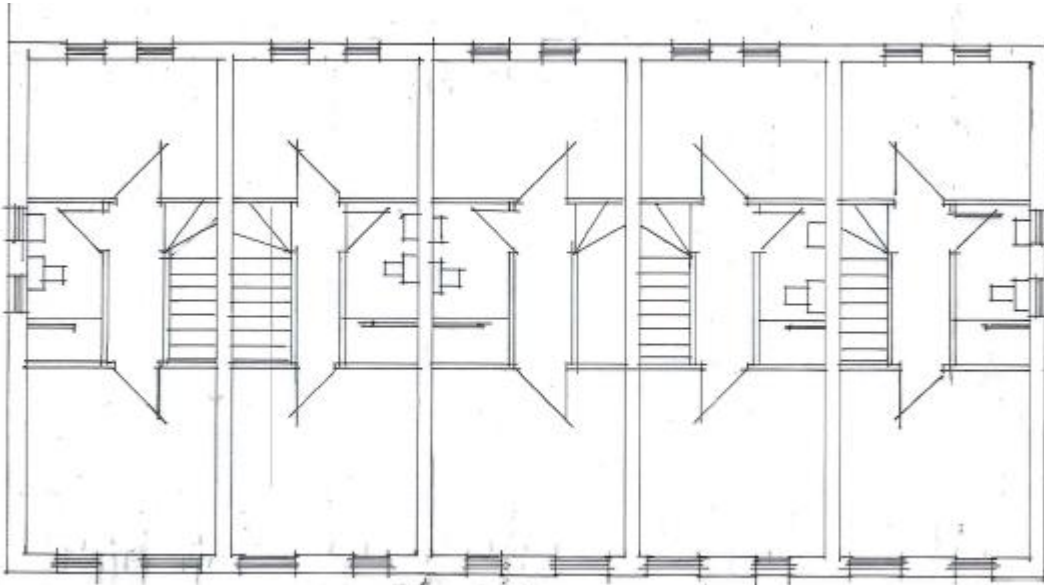
Proposed site layout



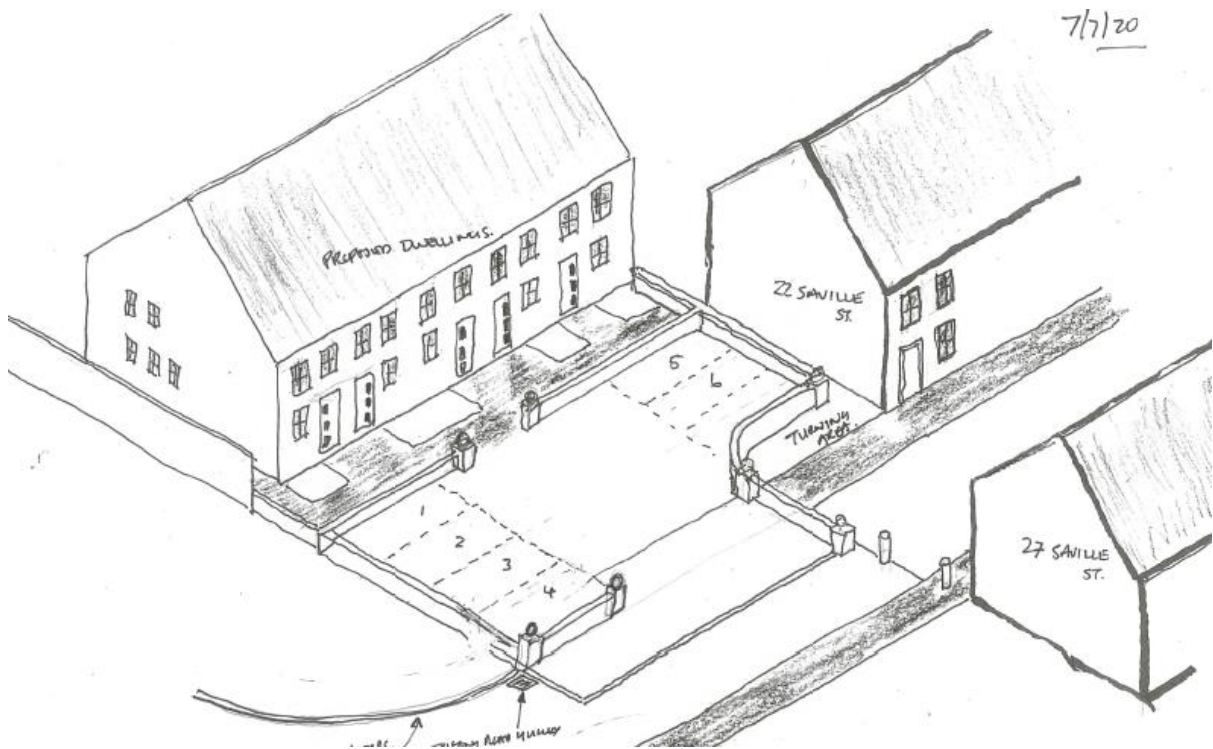
Enlarged section of site layout illustrating access/turning arrangements



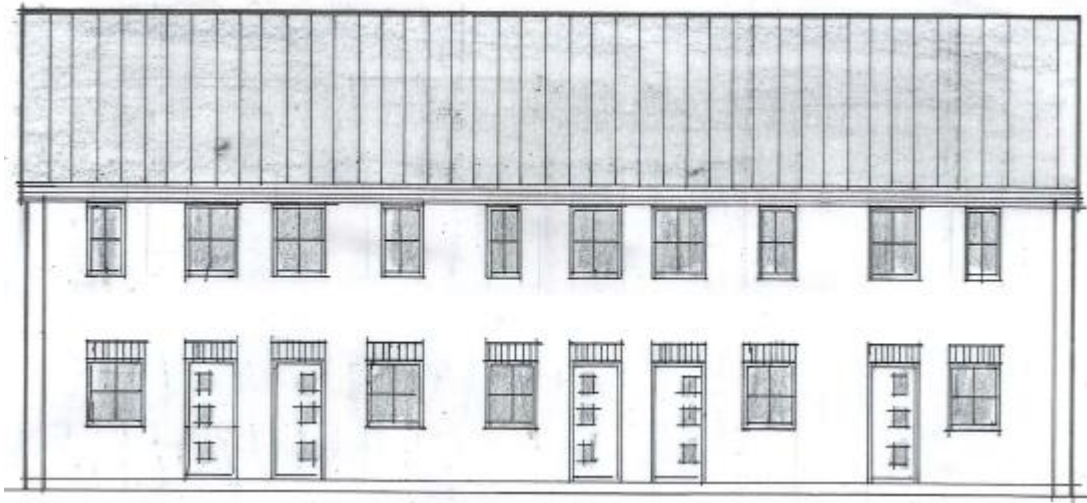
Ground floor plan



First floor plan



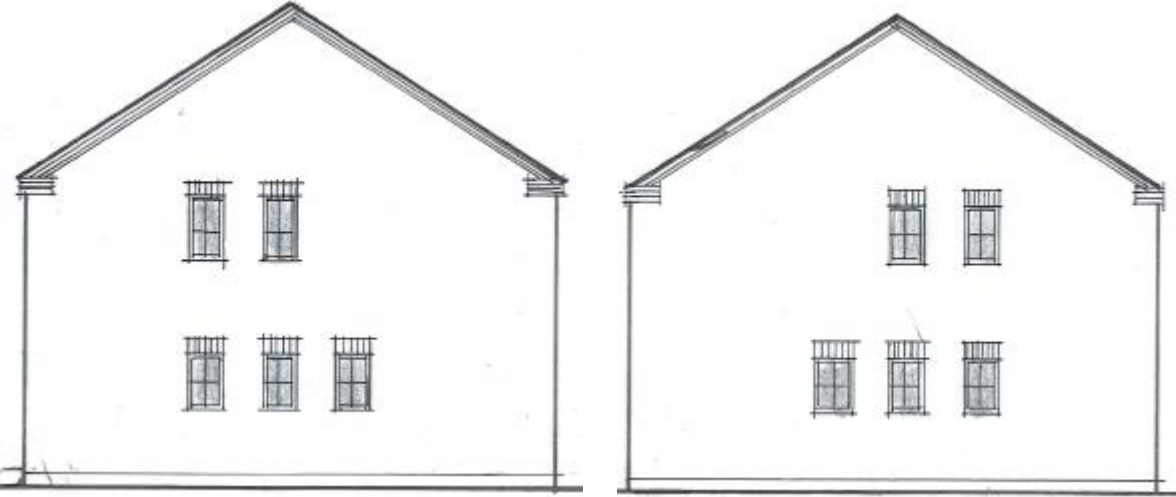
Perspective sketch



Front, south elevation



Rear, north elevation



Side elevations, east and west



View towards the site and existing access from Saville Street with St. Catherines Court in the background (Google Street View)



Existing access and outbuilding/garages with 22 Saville Street to the right



Existing access and outbuilding/garages and side gable of 22 Saville Street



Side/rear elevation of 22 Saville Street (fence indicates boundary of no. 22's rear yard)



Outbuildings adjacent to east boundary, within ownership of 20 Saville Street



North boundary and side gable of 33 St. Catherines Court



View towards the site from St. Catherines Court (Google Street View)



Proposed access point from St. Catherines Court

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Land adjacent to 22 Saville Street- consultation responses

Customer Details

Name: Miss Gemma Main

Address: 2 saville street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current plans do not allow for turning space for the residents of Saville street. This will then force persons to reverse on to a busy highway. This will cause significant issues and potential loss of life.

I do not support this application.

Customer Details

Name: Mr Alan Bavin

Address: 2 saville street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the current plans stand, it appears that vehicle users on saville street will not have the ability to turn round. This will potentially create serious implications, as persons will need to reverse on to a busy open highway. I foresee that if the plans go ahead without turning provision for the residents, there will be a number of accidents as a result.

I therefore do not support this application.

Customer Details

Name: Mr steve taylor

Address: 4 saville street lincoln

Comment Details

Commenter Type: Petition

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i've lived down saville street for 22 years we've always been able to turn around at the bottom of the street my objection would relate looking at the plans we will be no longer able to turn around which means reversing onto the main road which is Newark road with cars parked all over the roads its an accident waiting to happen so could the plans be altered in anyway so we can all still turn around at the bottom i understand other streets have the same problem but we've always been able to turn round nTHAT'S what attracts to the street so please could you bear us all in mind before consent is giving for the go ahead

Customer Details

Name: Mr Edward Horn

Address: 10 Saville Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object highly to this stance, opinions of other people on the street have not been welcomed. We are not interested in living near a loud building site, especially due to the tight street conditions with many permanent van owners residents. This would make turning around on the street impossible and pose a danger to many when aiming to back out onto Newark road. This needs to be opened up to every member on the street as this is going to effect us all, not just numbers close to the proposed building. Adding bollards too would be ridiculous. Open up to all members on the street, as they would all reject this.

Customer Details

Name: Mr john reader

Address: 21 Saville Street lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans are not clear and do not give details to the end of the road (saville street) it looks like there is an impeachment to the highway and a major restriction to the other residents of the street, as the road is a dead end there has to be room allowed for vehicles to turn round as it is illegal to reverse on to a main road (newark road) or to extend the road to merge into St Catherines Court in which the road would have to be widened into the land adjacent to 22 saville street, i have been told there are a few objections so i need to stress the importance of a consultation meeting where all the residents of saville street are invited along with the planners and the developers so concerns can be addressed

Customer Details

Name: Mr Richard Dack

Address: 16 saville st Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am contacting you regarding the land adjacent at 22 saville street Lincoln I have lived in the street for 30 years and I have no complaints about the property's going up but looking on the plans there are going to be some ballards going across the bottom so this would mean people in the street would not be able to turn around so this would mean having to reverse out off the street onto Newark rd which I a main rd as we both no that would mean in a accident are insurance would be none void as it is ellegal to do so if the ballards could be taken back a couple of meters so people can still turn around that would be great people have bought houses in the street because of been able to turn around your faithfully mr r. Dack

Customer Details

Name: Miss Amy Watson

Address: 12 Saville Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Object fully to this. As mentioned by many of my neighbours, I do not want to live next to a loud building site, they have already woke me up at 7.30am today 6/5/20 with site equipment and drilling. This street already has too many cars on it and everyone struggles to get spaces, you generally always have to go to the end and turn around at the bottom, if this is now taken away due to the works, it makes is a hazard to turn around at the top if the road where fast moving traffic whizzes past. Reject this proposal.

Customer Details

Name: Mr Lee Sewell

Address: 33 St catherines Court Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Being a direct neighbour to this planned dwelling we highly object to these plans. From what has been proposed access via St Catherines Court is going to cause further congestion to an already ongoing parking overflow that exists caused by the neighbouring streets. We are concerned that although these properties are to be provided with 6 parking spaces, for 5 dwellings, considerations have not been taken into account for their visitors and extra work vehicles, for the residents, there could also be a restricted access concern for emergency vehicles.

As show on the plans, it is being considered to move the existing ballards at the bottom of Saville Street, which will decrease parking spaces to the residents of Saville Street, leaving them the only option to park in other residential surrounding streets, further increasing already ongoing limited parking in this residential area. 5 dwellings require more parking to prevent the surrounding residents suffering already ongoing overflow without taking away from the current residents what they already are restricted with.

There is also concern for the increases of noise in the area, from extra traffic and from the properties once occupied.

We further object to the increased traffic flow that will occur in St Catherines Court, which will create more noise and disturbance as well as further air pollution due to the increase of traffic and litter.

Our Privacy will also decrease due to the neighbouring windows shown on the plans overlooking our property/garden as well as a decrease in light from the building.

Due to the housing association properties situated in St Catherines Court, whom house vulnerable adults we have high concerns for the planned communal open access alleyways. We already suffer with human deification in the alley joining St Catherines Court and Stanley Street as well as regular drug dealings. Noting that one of these planned access alleys runs right along our garden fence which causes concern for the safety of our property in the event that someone could potentially access the rear of our property if this is left to public communal access.

If this planning does go forward, we would advise a complete secure locked access to the planned L shaped paving in St Catherines Court due to vagrants regularly loitering, dealing drugs and causing criminal damages.

Customer Details

Name: Miss Lynn Starbuck

Address: 60 St Catherines Court Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed plans for access from St Catherines Court to the proposed site. We've lived here for 20 years and have had many parking issues over this time mainly with none residents parking in a resident only parking area within the court. We have a works van that's parked outside the front of my house and a car on our drive. I also am having driving lessons and intend to add another vehicle to the 2 we already have. The access to my property is a one car width road, and the plans do not show in any detail how this might be widened. The proposed plans would stop us and visitors parking outside number 60 and 58 and could easily stop me getting access to my drive with the overflow of vehicles due to this development. Also we have concerns that because it's a blind corner could cause an accident with vehicle coming and leaving the proposed site and my house. Also a lot of pedestrians including children use this narrow road to access the surrounding dwellings and a cut through the estate, and with the added traffic flow would be a concern. We propose that access to the site should be left as it is now from Saville Street and not St Catherines Court. If a designated area at the end of Saville Street upon the site strictly only for vehicles turning around on would be the perfect solution all around. As this would not change or encroach on any residents it may concern, and leaving the system in place as it has been for years.

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



To: Lincoln City Council

Application Ref: 2020/0262/FUL

Description of development

Erection of 5 two-storey dwellings with 6 parking spaces

Address or location

Land adjacent 22 Saville Street, Lincoln, Lincolnshire, LN5 8N

With reference to the above application received 23 April 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 Condition 12

No part of the permitted development shall be occupied before the full height kerbs (demonstrated by the red hatched area on COB/RWA/5503 Rev B) are replaced with flush kerbs/ channels/ blocks to demarcate the privately owned and maintained land from the highway without causing obstruction to highway users.

Reason: In the interests of safety, to avoid obstructions for users of the highway.

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;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

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

Reason: To ensure that negative impact to the public highway during the construction period of the permitted development is adequately managed and mitigated.

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.

Note to Officer

Could you please include a condition to ensure that the area adjacent to 22 Saville Street that is proposed to be retained as a turning area for motorists on Saville Street is kept clear of obstruction at all times. Should the applicant wish to dedicate this land as public highway could they please contact LCC on 01522 782070 to progress.

Case Officer:

Date: 29 July 2020

Becky Melhuish
for Warren Peppard
Head of Development

UD-5175-2020-PLN

Dear Sir/Madam,

REFERENCE: 2020/0262/FUL
DEVELOPMENT: ERECTION OF 5 TWO-STOREY DWELLINGS WITH 6 PARKING SPACES
LOCATION: LAND ADJACENT 22 SAVILLE STREET, LINCOLN, LINCOLNSHIRE, LN5 8N

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

Having checked the EA Flood Maps for Planning and Surface Water Flooding Maps, it is noted the site falls into Flood Zone 1. However, it is further noted at high risk of surface water flooding on Saville Street adjacent to the site. It is noted the finished floor level of the properties is proposed to be 750mm above the road level.

The Board supports the use of SuDS and would recommend features are included within the site in line with Local and National Policies.

Comment and information to Lincolnshire CC Highway SUDs Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.

Regards,

Richard Wright

Engineering Services Technician

UD-5175-2020-PLN

Dear Sir/Madam,

REFERENCE: 2020/0262/FUL – REVISED PLANS
DEVELOPMENT: ERECTION OF 5 TWO-STOREY DWELLINGS WITH 6 PARKING SPACES
LOCATION: LAND ADJACENT 22 SAVILLE STREET, LINCOLN, LINCOLNSHIRE, LN5 8N

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

Having reviewed the submitted revised plans, the Board have no further comments to add, over and above our previous comment.

Regards,

Richard Wright

Engineering Services Technician
Upper Witham Internal Drainage Board



LINCOLNSHIRE POLICE

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

□

Your Ref: App. 2020/0262/FUL

27th April 2020

Our Ref: PG//

Development & Environmental Services
City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990
Consultation on Planning Permission

Land Adjacent 22 Saville Street, Lincoln, Lincolnshire, LN5 8NH

Erection of 5 two-storey dwellings with 6 parking spaces.

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has No objections to this application.

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

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

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.