

PLANNING COMMITTEE

Wednesday, 24 March 2021

5.30 pm

Virtual Meeting

Membership:	Councillors Naomi Tweddle (Chair), Bob Bushell (Vice-Chair), Biff Bean, Bill Bilton, Alan Briggs, Kathleen Brothwell, Chris Burke, Gary Hewson, Rebecca Longbottom, Bill Mara and Edmund Strengiel
Substitute members:	Councillors Jackie Kirk and Neil Murray
Officers attending:	Simon Cousins, Democratic Services, Kieron Manning, Louise Simpson and Dave Walker

VIRTUAL MEETING

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

Please click this URL to join.

<https://zoom.us/j/98195721706?pwd=d0d2MFcvZkdrSnVHMHIGWGxiWUhTUT09>

You may be asked to quote the following meeting ID and password:

Webinar ID: 981 9572 1706

Passcode: 257958

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

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

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

A G E N D A

SECTION A	Page(s)
1. Confirmation of Minutes - 24 February 2021	5 - 24
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	25 - 30
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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 Tweddle (*in the Chair*),
Councillor Bob Bushell, Councillor Bill Bilton, Councillor
Alan Briggs, Councillor Chris Burke, Councillor
Liz Bushell, Councillor Gary Hewson, Councillor
Jackie Kirk, Councillor Bill Mara and Councillor
Edmund Strengiel

Apologies for Absence: Councillor Kathleen Brothwell and Councillor
Rebecca Longbottom

114. Confirmation of Minutes - 27 January 2021

RESOLVED that the minutes of the meeting held on 27 January 2021 be confirmed.

115. Declarations of Interest

Councillor Naomi Tweddle declared a Personal and Pecuniary Interest with regard to the agenda item titled '7 The Avenue, Lincoln'. Reason: She knew one of the objectors as a close associate.

She left the room during the discussion on this item and took no part in the vote on the matter to be determined.

Councillor Naomi Tweddle declared a Personal and Pecuniary Interest with regard to the agenda item titled 'Flat 1, 7 The Avenue, Lincoln'. Reason: She knew one of the objectors as a close associate.

She left the room during the discussion on this item and took no part in the vote on the matter to be determined.

Councillor Naomi Tweddle declared a Personal and Pecuniary Interest with regard to the agenda item titled '2nd Floor Flat, 7 The Avenue, Lincoln'. Reason: She knew one of the objectors as a close associate.

She left the room during the discussion on this item and took no part in the vote on the matter to be determined.

Councillor Naomi Tweddle declared a Personal and Pecuniary Interest with regard to the agenda item titled 'Garage, Rosebery Avenue, Lincoln'. Reason: She knew one of the objectors as a close associate.

She left the room during the discussion on this item and took no part in the vote on the matter to be determined.

116. Member Statements

In the interest of transparency the following Members requested it be noted that they knew two of the Councillors having submitted objections in relation to the planning applications detailed below, however, in a capacity as colleagues only:

Councillors

G Hewson
C Burke
J Kirk
E Strengiel
A Briggs
B Bushell
L Bushell
B Bilton

Applications for Development

Item 5(a) 7 The Avenue Lincoln
Item 5(b) Flat 1, 7 The Avenue, Lincoln
Item 5(c) 2nd Floor Flat, 7 The Avenue Lincoln
Item 5 (d) Garage Rosebery Avenue, Lincoln

117. Work to Trees in City Council Ownership

(Councillor Mara arrived late to the meeting during the discussion of this item due to experiencing technical difficulties which were outside of his control. He sat in the public gallery during the discussion of this item and took no part in the vote on the matter to be determined. He then joined Planning Committee for the remainder of the meeting.)

Dave Walker, Arboricultural Officer:

- a. advised members of the reasons for proposed works to trees in City Council 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 enquired whether there were enough staff resources to maintain the trees once they were in place.

Dave Walker, Arboricultural Officer highlighted that the Authority maintained all the trees it planted, in addition to looking after those that came under the responsibility of the Highway Authority by means of a contractual agreement with the County Council.

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

118. Confirmation of Tree Preservation Order 159

(Councillor Mara joined Planning Committee for the remainder of the meeting.)

The Assistant Director for Planning:

- a. advised members of the reasons why a temporary tree preservation order should be confirmed at the following site:

- Tree Preservation Order 159: 2 Lime Trees in the front garden (facing Gibraltar Hill) of Lindens, 3 Gibraltar Hill, Lincoln LN1 3BW
- b. provided details of the individual trees to be covered by the order and the contribution they made to the area
 - c. highlighted furthermore that there had been a history of site slippage in this area and the removal of these trees may lead to land destabilisation
 - d. reported that the initial 6 months of protection would come to an end for the Tree Preservation Order on 24 March 2021
 - e. advised that following an extended 34 day consultation period, no objections had been received to the making of the order
 - f. reported that confirmation of the tree preservation order here would ensure that the trees could not be removed or worked on without the express permission of the council which would be considered detrimental to visual amenity and as such the protection of the trees would contribute to one of the Council's priorities of enhancing our remarkable place.

Members asked:

- Was the Temporary Tree Preservation Order to be extended?
- Should a Tree Preservation Order be imposed on a tree which formed part of a private garden did the Council assist with its maintenance?

Dave Walker, Arboricultural Officer:

- a. confirmed that this application requested imposition of a permanent Tree Preservation Order, to protect the tree for its entirety.
- b. clarified that any tree holding a Preservation Order and located on private land was the responsibility of the land owner.

RESOLVED that Tree Preservation Order No 159 be confirmed without modification and that delegated authority be granted to the Assistant Director of Planning to carry out the requisite procedures for confirmation.

119. Order of Business

RESOLVED that the order of business be amended to allow the applications for development at 238 Nettleham Road, Lincoln and The Garage, Rosebery Avenue Lincoln to be considered as the next two agenda items respectively.

120. Applications for Development

121. 238 Nettleham Road, Lincoln

The Planning Team Leader:

- a. described the application site at 238 Nettleham Road, Lincoln formerly Pizza Hut restaurant (now closed) located on land to the south-east of Nettleham Road, included within the Nettleham Road District Centre as designated by the Central Lincolnshire Local Plan, having existing housing

served by Browning Drive to the south-west and residential apartments to the south accessed from Nettleham Road

- b. advised that planning permission was sought for the change of use from existing restaurant (Class E) to drive-thru restaurant (Mixed Use Class E and Sui Generis) with external modifications to the building to include provision of a drive-thru lane, a minor reconfiguration of the car park, a new condenser compound and associated hard and soft landscaping improvement works
- c. provided details of the policies pertaining to the application, as follows:
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP13: Accessibility and Transport
 - Policy LP26: Design and Amenity
 - Policy LP34: Lincoln's District and Local Shopping Centre
 - National Planning Policy Framework
- d. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - Policy Context and Principle
 - Effect on Visual Amenity
 - Impact on Residential Amenity and Neighbouring Uses
 - Access, Parking and Highways
- e. outlined the responses made to the consultation exercise
- f. referred to the Update Sheet which contained further representations received in respect of the proposed development
- g. concluded that :
 - The principle of the use on this site was considered to be acceptable and the application had demonstrated that it had met the policy requirements.
 - The design of the development was acceptable, complementing the architectural style of the local surroundings.
 - It was not considered that the amenities of neighbouring residential properties or neighbouring uses would be unduly harmed by the proposal.
 - Technical matters relating to highways had been appropriately considered by the relevant statutory consultee and could be dealt with as necessary by condition.
 - The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP34, LP13 and LP26 as well as guidance within the National Planning Policy Framework.

Members discussed the content of the report in further detail. The following comments/questions emerged:

- Lincolnshire Police had no objections to the proposals, although they did mention a document of reference within their response.

- What did the condition covering the restriction on hours of operation at the premises involve?
- It was noted that the Update Sheet contained a further representation received with photographs attached which all showed a long queue waiting to access KFC at various times of the day at the business operating on the adjacent site next to the application site.
- Although the Highways Authority had raised no issues to the planning application, there were road marking issues. The entrance to the site was very narrow for two vehicles. There was meant to be a left turn only out of the premises which was not being adhered to. Improved road markings were needed.
- The lighting at the premises was in need of an upgrade.
- There had been complaints regarding rats in the area. Refuse disposal would require sympathetic consideration.
- Reference within the officer's report was made to a recommendation by the Highways Authority to make improvements to the entry to the proposed development including widening of the access. Was this designed to promote the safe manoeuvrability of vehicles on access and egress to the drive-through?

Simon Cousins, Planning Team Leader offered the following points of clarification to members:

- Hours of operation would be conditioned the same as the current opening hours of the KFC drive-through next door with a closing time off 11.00pm for the drive-through and 12 midnight closure of the business. Waste disposal and delivery hours would also operate the same as that of KFC.
- He was uncertain what document Lincolnshire Police had referred to within their representation although it was likely to be similar to a proper persons test which was a legal matter and not within the remit of Planning Committee.
- The Highways Authority had requested that the access to the drive-through premises be widened to ease access/egress which was also supported by the Planning Authority.
- Additional lighting requirements would be investigated by Pollution Control Officers which would produce a more efficient lighting system.
- In respect of any structural alterations required to the building, a structural engineer had been employed by the applicant to deal with this.

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

- 3 Year time limit of the permission
- Development in accordance with approved plans
- Details of vehicular access
- Details of external plant
- Implementation of acoustic barrier
- Details of any extraction/filtration systems
- Assessment of off-site impact of lighting
- Restriction on opening hours
- Restriction on hours for commercial deliveries
- Restriction on hours for waste collections
- Hours of construction

122. Garage, Rosebery Avenue, Lincoln

(Councillor Tweddle, Chair exited the zoom proceedings at this point for the remainder of the meeting having declared a personal and pecuniary interest in the items to be discussed. She took no further part in the matters to be determined.)

(Councillor B Bushell, Vice Chair, took over as Chair of Planning Committee).

The Planning Team Leader:

- a. described the application property, a long standing garage building located to the east side of Rosebery Avenue, within the West Parade and Brayford No.6 Conservation Area
- b. reported that although there was no known date of the construction of the garage, it had been established that the building was originally constructed between 1880 and 1900 with a later addition between approximately 1930 and 1960 to form the outline that remained to the present date and the structure as it currently stood had been present in its form or similar for a significant period and as such was lawful
- c. added that an application for conversion of the existing garage had been granted planning permission in 2018, following further investigation by the owners of the existing structure it was established that the walls to be previously retained were of poor condition and in places severely bowed, and subsequently, a revised application had been submitted for consideration
- d. advised that the application proposed the demolition of the existing building and the rebuilding of a new dwelling to form a three bedroom property within Use Class C3 – which was as a single dwelling; the proposal remained almost identical in footprint, scale and massing to that previously approved
- e. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP21: Biodiversity and Geodiversity
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
- f. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - Accordance with National and Local Planning Policy
 - Impact on Residential Amenity
 - Impact on Visual Amenity and the Character and Appearance of the Conservation Area
 - Highway Safety, Access and Parking
 - Communal Space Bin Storage and Other Factors
 - Ecology and the Protection of Habitats and Species

- Other Matters
- g. outlined the responses made to the consultation exercise
 - h. referred to the Update Sheet which contained additional responses received in respect of the proposed development and a further suggested condition to be imposed on grant of planning permission
 - i. concluded that :
 - The proposed conversion to a residential dwelling would not have a harmful impact on the amenities of neighbouring properties and would enhance the character and appearance of the conservation area.
 - The application facilitated the redevelopment of brownfield land into a more sustainable use through the addition of a new dwelling, in accordance with policies LP1 A, LP21, LP25 & LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.
 - The application before Committee proposed a building of the same height, scale and design to the conversion of the existing building that was granted planning permission in 2018.
 - The proposal would result in a dwelling which has an almost identical appearance.

Tara Bond, local resident addressed Planning Committee in opposition to the proposed development, covering the following main points:

- She spoke on behalf of local residents at 8 properties on Rosebery Avenue and West Parade.
- She lived at No 1 Rosebery Avenue.
- The properties were currently boarded by the boundary wall of the current garage at the bottom of the garden which was the subject of the planning application.
- The only access was to the front west elevation.
- The proposal to demolish the garage would impact on all 8 properties opening up their gardens and causing structural work.
- Reference was made to Policy LP26 – noise nuisance would be caused during construction work.
- The timeline for the work would be longer than that of the previous planning permission granted in 2018 due to demolition of the existing garage.
- The passageway to the properties was not shared with the owner of the garage therefore building work could not take place.
- The development would cause issues for neighbours in relation to bin storage and inconvenience during construction work.
- The passageway was currently shared by the occupants of 288 - 294 West Parade and not the current garage owner.
- There was an emergency access at the south wall but this was not safe as it led to a locked gate.
- The tree to the north wall of one of the resident's properties would be affected by the demolition of the building, which convened policy LP25.
- The existing garage was in good condition and could be restored.

- The roof of the existing garage was in a sound position and the walls were not cracked.
- The existing garage was over 100 years old and should be retained.
- It was common practice for older buildings to be highly insulated.
- Bats had been using the building as a rest area and great care would need to be taken during the alterations. The new build may not be suitable for the bats to return.
- Access to the existing building was awkward, but to demolish and rebuild it would cause negative impacts to the neighbouring residents and their homes.
- Local residents did not wish the garage to be demolished.

Ellie Krisson, applicant, addressed Planning Committee in support of the proposed development, covering the following main points:

- Application for conversion of the existing garage was granted planning permission in 2018.
- There had been a delay in progressing the proposals forward due to her husband having cancer. He had received surgery and was now well.
- Progress had been further hampered by COVID in 2019 which had stopped development work.
- The existing garage was falling down/unstable.
- The replacement build now being applied for would offer a stable and long lasting structure.
- The new building would be available for future generations' benefit and be a much more attractive proposition.
- The new plans for the build would hardly change the appearance of the area.
- The height and footprint of the building was not increased.
- Through cooperation between neighbours and use of reputable builders it was hoped that an amicable solution to issues raised by neighbours associated with the Party Wall Act could be arrived at.
- The owners wished to make improvements to the character/appearance of the street scene with the offer of a new environmentally friendly sustainable home to enhance the local area.
- It was hoped that any remaining concerns could be dealt with through cooperation and that planning permission would be granted.

Members discussed the content of the report in further detail. The following comments/questions emerged:

- There was no reason to refuse planning permission.
- It was hoped that the Council would keep an eye on the health of the tree close to the site as it would be awful if it was damaged during construction work.
- The concerns of neighbours were appreciated however, these concerns did not fall within the remit of Planning Committee.
- Was it possible to revert back to the original application submitted in 2018 which would alleviate neighbour concerns?
Planning permission was granted in 2018 and normally remained active for 3 years. Had it expired?
- The demolition of the building would cause too much disruption to neighbours as they would lose their gardens during construction work.

Councillor Bob Bushell, Vice Chair (*in the Chair*) reminded Planning Committee of its remit to consider the planning application in front of it this evening. Concerns associated with the party wall were outside of the remit of Planning Committee.

Simon Cousins, Planning Team Leader offered the following points of clarification to members:

- The planning application submitted in July 2018 was still live. However, as previously stated, the remit of Planning Committee was to determine the planning application in front of it this evening.
- The applicants would be required to address the concerns regarding the party wall with neighbours separately moving forward as it was their responsibility to do so. The grant of planning permission would not have any further influence on the applicant's ability to resolve the party wall agreement.
- The tree identified was outside of the application site however the roots may have spread within the site itself. The tree was in a Conservation area but not the subject of a tree preservation order. A reasonable applicant would be expected to carry out excavation work in a manner that did not damage the tree and the grant of planning permission would be conditioned accordingly to protect it.

RESOLVED that authority to grant planning permission be delegated to the Planning Manager subject to:

- The signing of a section 106 agreement to ensure no student occupation of the property
- The conditions listed below.

Standard Conditions

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

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

- 2) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.
The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

Conditions to be Discharged before Commencement of Works

- 3) Samples of all external materials to be used in the development shall be submitted to and approved by the Local Planning Authority before the development commences. The approved materials shall not be substituted without the written consent of the City Council as Local Planning Authority.

Reason: In the interests of visual amenity.

- 4) No development shall take place until an investigation and risk assessment has been completed to assess the nature and extent of any contamination on the site and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's 'Land Contamination: Risk Management (LCRM) Guidance' (available on www.GOV.UK).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

- 5) No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 6) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Conditions to be Discharged before use is Implemented

None.

Conditions to be Adhered to at all Times

- 7) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 4 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 5, which is to be submitted to and be approved in writing by the Local Planning Authority.
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.
Where no unexpected contamination is found written confirmation of this must be provided to the Local Planning Authority prior to any occupation of the site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out.

- 8) The dwelling hereby granted shall be used as a residential dwelling (Use Class C3) and for no other purpose within the Schedule of the Town and Country Planning (Use Classes) Order 2015 or any subsequent amendment or re-enactment thereof).

Reason: In order to protect amenity.

- 9) Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent re-enactment or revocation thereof) the dwelling hereby approved shall not be enlarged, improved or otherwise altered without the prior consent of the City Council as Local Planning Authority.

Reason: In the interests of the privacy and amenity of neighbouring residents.

- 10) The construction of the development hereby permitted shall only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor covering, fitting of plumbing and electrics and the installation of kitchens

and bathrooms; and

Any deliveries associated with the construction of the development hereby permitted shall only be received or despatched at the site between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time.

Reason. In the interests of the amenity of neighbouring properties.

11) Tree protection measures

Reason: To protect the health of trees during construction work.

Table A

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

Drawing No.	Drawing Type	Date Received
05 729RA 03 EPE	Elevations	3rd February 2021
04 729RA 04 PSP	Floor Plans - Proposed	3rd February 2021
RA-267 / 02 A	Other	23rd October 2020
RA-267 / 01 A	Other	23rd October 2020

123. 7 The Avenue, Lincoln

The Assistant Director for Planning:

- a. advised that planning permission was sought for a change of use from a ground floor flat (C3) to a House in Multiple Occupation (HMO) at No. 7 The Avenue, a 3 storey property located on the east side of the road
- b. described the application site situated between a three storey property to the south which had been converted into 6 flats, including 1 HMO and a commercial property to the north previously granted consent to be used as offices by Lincolnshire County Council, with parking for County Council staff located to the rear of the site
- c. advised that the property was divided horizontally into 3 flats and three separate applications had been submitted to convert each one into a HMO, the other planning applications included for consideration elsewhere on tonight's agenda as follows:
 - 2020/0937/C4 – 4 bedroom Ground Floor Flat
 - 2020/0952/C4 - 3 bedroom First Floor Flat
 - 2020/0953/C4 - 3 bedroom Second Floor Flat
- d. reported that Planning data showed that permission was originally granted for the subdivision of the property into 3 flats in 1951
- e. highlighted that a previous application was granted for the conversion of the garage into a 1 bedroom flat under application 2020/0271/FUL, this application also approved some internal alterations to the existing property

including removal of an internal staircase and addition of a bedroom at ground floor

- f. stated that this application and the other two submitted applications at the property had been brought before Planning Committee given the number of objections they had received
- g. provided details of the policies pertaining to the application, as follows:
 - Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed-Use Area
 - Supplementary Planning Document: Central Lincolnshire Developer Contributions
 - Policy LP37 Sub-Division and Multi-Occupation of Dwellings within Lincoln
 - National Planning Policy Framework
- h. advised members of the main issues to be considered as part of the application as to whether the application met the requirements of the Houses in Multiple Occupation Supplementary Planning Document (SPD) and Local Plan Policy
- i. added that officers considered the property's location within the Central Mixed Use Area rather than a predominately residential area as a key factor in considering this application
- j. highlighted that:
 - Many previous applications for additional HMOs within the City which had been refused based on high concentration of HMOs in that particular area were often located within the heart of the 'West End' or streets located off the High Street of the City, characterised by being predominately residential in character, lined with terraced or semi-detached properties where the impact of a concentration of such uses would be significant and caused or added to a community imbalance.
 - In this case, officers considered the location and specific characteristics of the application property were key considerations in determining whether the change of use caused harm, despite being in an area defined as having a high concentration of HMOs.
- k. outlined the responses made to the consultation exercise
- l. concluded that the change of use of the ground floor flat from C3 to C4 was acceptable and would not harm the residential amenities of neighbouring properties, would not have an unduly harmful impact on the overall balance of the community or the mixed-use character of the area, in accordance with the CLLP Policy LP33, LP37 or the SPD.

Members discussed the content of the report in further detail. The following comments/questions emerged

In objection:

- The whole purpose of Article 4 was to reduce high density of HMO's in the Carholme area. This application represented blatant disregard to this.
- There was a need for further housing stock across the City but not in this location due to over density.
- The suggestion that the development would not take away further residential property was incorrect, as other families may be attracted to the property should planning permission for a HMO be refused.

General:

- The house having been split into 3 units plus development in the garage at the rear amounted to a substantial number of bedrooms, 10 in total. What would be the occupancy limits of the bedrooms on all three floors as this was a concern?
- Article 4 was set up to prevent residential properties being taken over from family homes and changed to HMO's, however, this property was already split into 3 separate floors for multiple occupation.
- The report referred to the property being used by mature 2nd/3rd year students. There were currently over 1,000 people on the waiting list for homes in the City. The property should be a family homes.
- Could clarification be given that the 10% threshold for HMO's in the area had not been exceeded?
- There was potential for up to 11 students to reside in the property. The provision of 3 car parking spaces within the scheme was not sufficient.
- Would the residents be liable for Council Tax or come under the business rate scheme?
- This planning application raised challenges due to Article 4 direction. There was an argument for a balance to be struck between the loss of family housing and the fact that this property was located in a mixed-use area although it exceeded the 10% threshold for HMO's.

Kieron Manning, Assistant Director of Planning offered the following points of clarification to members:

- In terms of occupancy numbers, any grant of planning permission would be conditioned to restrict the number of occupants in each unit, in this case a maximum of 4 people.
- The Article 4 threshold had been exceeded in the location of the proposed development, and stood at approximately 34%. However, the threshold of 10% was designed as an indicator of potential social imbalance. However, the application site was on the edge of the Central Mixed Use Area and in context was different to the West End. The remit of Planning Committee was to consider any potential impact/harm on the area. The nature of the street was not predominantly family housing.
- Parking was an issue in every planning application. As the site was located within the City Centre the same methodology should apply in this case as similar previous planning applications granted. Residents parking in the area would prevent residents finding parking elsewhere in local streets.
- As far as he was aware, occupants of the property would be exempt from Council Tax and business rates.

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

Standard Conditions

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

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

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

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

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

- 3) The C4 (Houses in Multiple Occupation) use is permitted to change from C4 to C3 (Dwellinghouses) and back again to C4 without the need for a further application for planning permission for an unlimited number of times for a period limited to ten years hence from the date of this permission.

Reason: In order that the owner can reasonably respond to local housing market circumstances for a period of ten years.

- 4) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 (SI 2010/653) or any Order amending, revoking or re-enacting that Order, no more than 4 residents shall at any time occupy the House in Multiple Occupation hereby approved whilst it is in use as a C4 (whereby the premises is occupied by unrelated individuals who share basic amenities).

Reason: In the interests of protecting residential amenity.

124. Flat 1, 7 The Avenue, Lincoln

The Assistant Director for Planning:

- a. advised that planning permission was sought for a change of use from a first floor flat (C3) to a House in Multiple Occupation (HMO) at No. 7 The Avenue, a 3 storey property located on the east side of the road
- b. described the application site situated between a three storey property to the south which had been converted into 6 flats, including 1 HMO and a commercial property to the north previously granted consent to be used as offices by Lincolnshire County Council, with parking for County Council staff located to the rear of the site
- c. advised that the property was divided horizontally into 3 flats and three separate applications had been submitted to convert each one into a HMO, the other planning applications included for consideration elsewhere on tonight's agenda as follows:.

- 2020/0937/C4 – 4 bedroom Ground Floor Flat

- 2020/0952/C4 - 3 bedroom First Floor Flat
 - 2020/0953/C4 - 3 bedroom Second Floor Flat
- d. reported that Planning data showed that permission was originally granted for the subdivision of the property into 3 flats in 1951
- e. highlighted that a previous application was granted for the conversion of the garage into a 1 bedroom flat under application 2020/0271/FUL, this application also approved some internal alterations to the existing property including removal of an internal staircase and addition of a bedroom at ground floor
- f. stated that this application and the other two submitted applications at the property had been brought before Planning Committee given the number of objections they had received
- g. provided details of the policies pertaining to the application, as follows:
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed-Use Area
 - Supplementary Planning Document: Central Lincolnshire Developer Contributions
 - Policy LP37 Sub-Division and Multi-Occupation of Dwellings within Lincoln 86
 - National Planning Policy Framework
- h. advised members of the main issues to be considered as part of the application as to whether the application met the requirements of the Houses in Multiple Occupation Supplementary Planning Document (SPD) and Local Plan Policy
- i. added that officers considered the property's location within the Central Mixed Use Area rather than a predominately residential area as a key factor in considering this application
- j. highlighted that:
- Many previous applications for additional HMOs within the City which had been refused based on high concentration of HMOs in that particular area were often located within the heart of the 'West End' or streets located off the High Street of the City, characterised by being predominately residential in character, lined with terraced or semi-detached properties where the impact of a concentration of such uses would be significant and caused or added to a community imbalance.
 - In this case, officers considered the location and specific characteristics of the application property were key considerations in determining whether the change of use caused harm, despite being in an area defined as having a high concentration of HMOs
- k. outlined the responses made to the consultation exercise
- l. concluded that the change of use of the first floor flat from C3 to C4 was acceptable and would not harm the residential amenities of neighbouring properties, would not have an unduly harmful impact on the overall

balance of the community or the mixed-use character of the area, in accordance with the CLLP Policy LP33, LP37 or the SPD.

Members discussed the content of the report in further detail. Similar comments applied as to those outlined in the previous associated agenda item.

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

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

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

- 2) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A.
The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

- 3) The C4 (Houses in Multiple Occupation) use is permitted to change from C4 to C3 (Dwellinghouses) and back again to C4 without the need for a further application for planning permission for an unlimited number of times for a period limited to ten years hence from the date of this permission.

Reason: In order that the owner can reasonably respond to local housing market circumstances for a period of ten years.

- 4) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 (SI 2010/653) or any Order amending, revoking or re-enacting that Order, no more than 3 residents shall at any time occupy the House in Multiple Occupation hereby approved whilst it is in use as a C4 (whereby the premises is occupied by unrelated individuals who share basic amenities).

Reason: In the interests of protecting residential amenity.

125. 2nd Floor Flat, 7 The Avenue, Lincoln

The Assistant Director for Planning:

- a. advised that planning permission was sought for change of use from a second floor flat (C3) to a House in Multiple Occupation (HMO) at No. 7 The Avenue, a 3 storey property located on the east side of the road
- b. described the application site situated between a three storey property to the south which had been converted into 6 flats, including 1 HMO and a commercial property to the north previously granted consent to be used as offices by Lincolnshire County Council, with parking for County Council staff located to the rear of the site

- c. advised that the property was divided horizontally into 3 flats and three separate applications had been submitted to convert each one into a HMO, the other planning applications included for consideration elsewhere on tonight's agenda as follows:
- 2020/0937/C4 – 4 bedroom Ground Floor Flat
 - 2020/0952/C4 - 3 bedroom First Floor Flat
 - 2020/0953/C4 - 3 bedroom Second Floor Flat
- d. reported that Planning data showed that permission was originally granted for the subdivision of the property into 3 flats in 1951
- e. highlighted that a previous application was granted for the conversion of the garage into a 1 bedroom flat under application 2020/0271/FUL, this application also approved some internal alterations to the existing property including removal of an internal staircase and addition of a bedroom at ground floor
- f. stated that this application and the other two submitted applications at the property had been brought before Planning Committee given the number of objections they had received
- g. provided details of the policies pertaining to the application, as follows:
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed-Use Area
 - Supplementary Planning Document: Central Lincolnshire Developer Contributions
 - Policy LP37 Sub-Division and Multi-Occupation of Dwellings within Lincoln 86
 - National Planning Policy Framework
- h. advised members of the main issues to be considered as part of the application as to whether the application met the requirements of the Houses in Multiple Occupation Supplementary Planning Document (SPD) and Local Plan Policy
- i. added that officers considered the property's location within the Central Mixed Use Area rather than a predominately residential area as a key factor in considering this application
- j. highlighted that:
- Many previous applications for additional HMOs within the City which had been refused based on high concentration of HMOs in that particular area were often located within the heart of the 'West End' or streets located off the High Street of the City, characterised by being predominately residential in character, lined with terraced or semi-detached properties where the impact of a concentration of such uses would be significant and caused or added to a community imbalance.
 - In this case, officers considered the location and specific characteristics of the application property were key considerations

in determining whether the change of use caused harm, despite being in an area defined as having a high concentration of HMOs.

- k. outlined the responses made to the consultation exercise
- l. concluded that the change of use of the second floor flat from C3 to C4 was acceptable and would not harm the residential amenities of neighbouring properties, would not have an unduly harmful impact on the overall balance of the community or the mixed-use character of the area, in accordance with the CLLP Policy LP33, LP37 or the SPD.

Members discussed the content of the report in further detail. Similar comments applied as to those outlined in the previous associated agenda item.

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

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

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

- 2) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A.
The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

- 3) The C4 (Houses in Multiple Occupation) use is permitted to change from C4 to C3 (Dwellinghouses) and back again to C4 without the need for a further application for planning permission for an unlimited number of times for a period limited to ten years hence from the date of this permission.

Reason: In order that the owner can reasonably respond to local housing market circumstances for a period of ten years.

- 4) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 (SI 2010/653) or any Order amending, revoking or re-enacting that Order, no more than 3 residents shall at any time occupy the House in Multiple Occupation hereby approved whilst it is in use as a C4 (whereby the premises is occupied by unrelated individuals who share basic amenities).

Reason: In the interests of protecting residential amenity.

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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 2026. 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 3 / SCHEDULE DATE: 24/03/2021**

Item No	Status e.g. CAC	Specific Location	Tree Species and description / reasons for work / Ward.	Recommendation
1	CAC	Lincoln Arboretum	<u>Abbey Ward</u> 1 x Whitebeam <u>Fell</u> This tree exhibits Basal decay, it also has an asymmetrical canopy which overhanging's a pedestrian footpath; extensive canopy decline also poses a future risk to vehicles and pedestrians.	Replant with a standard Whitebeam; to be located in a suitable position within the Arboretum grounds.
2	CAC	Lincoln Arboretum	<u>Abbey Ward</u> 1 x Cockspur thorn <u>Fell</u> This tree has multiple cavities within its trunk, it also exhibits an asymmetrical canopy which overhangs a pedestrian footpath. The damage present on the base of this tree increases the risk of stem failure occurring during wind loading events.	Replant with a standard Cockspur thorn; to be located in a suitable position within the Arboretum grounds.
3	CAC	Lincoln Arboretum	<u>Abbey Ward</u> 1 x Silver birch <u>Retrospective notice</u> This tree was felled due to the immediate hazard it posed to members of the public. On inspection it was discovered that this specimen exhibited considerable decay within the lower stem, and root buttresses, a	Replant with a standard Silver Birch; to be located in a suitable position within the Arboretum grounds.

			shear crack was also found to be extending up the trunk from the lower decayed buttress sections.	
4	CAC	Lincoln Arboretum	<p><u>Abbey Ward</u> 1 x Beech <u>Reduce canopy by 25%</u> This tree has been monitored for several years due to the presence of <i>Meripilus giganteus</i> (Giant Polypore) the fruiting bodies of which are usually observed annually within the immediate root zone. The reduction is intended to reduce the risk of wind throw occurring during wind loading events whilst also allowing the tree to retain its ability to generate reactive tissue as a result of movement stimulus.</p>	Approve works and monitor outcome.
5	N/A	Pathway between Willis Close and Occupation Road	<p><u>Carholme Ward</u> 3 x Sycamore <u>Re-pollard</u> All trees exhibit considerable canopy decline. Work is intended to remove all decayed structural framework whilst also easing loading on weakened branch attachment points; thus preventing potential canopy collapse.</p>	Approve works.

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Application Number:	2020/0785/RG3
Site Address:	Land To Rear Of Rookery Lane And Hainton Road, Lincoln
Target Date:	5th February 2021
Agent Name:	John Roberts Architects Ltd
Applicant Name:	Mrs Maria Clayton
Proposal:	Erection of 36 dwellinghouses and 6 apartments facilitated by the demolition of 89-93 Rookery Lane. Associated external works including parking, access roads and landscaping (Revised details including: Arboricultural Assessment, land levels/finished floor levels, boundary treatments and Flood Risk Assessment)

Background - Site Location and Description

The application site is a 1.3ha area of land located on the western side of Rookery Lane. The site would be accessed via a new access road following the demolition of No. 89 and 93 Rookery Lane. The site is owned by the City of Lincoln Council who are also the applicants on the application.

The site is identified in the Central Lincolnshire Local Plan 2017 for housing (CL4394-Land North of Hainton Road, Lincoln). The site currently consists mostly of undulating grassland and overgrown vegetation.

The site is bounded on three sides by housing. To the north of the site is Rookery Park, a housing development with Nos 1- 7 backing on to the site. To the east are properties fronting Rookery Lane as well as a development of four bungalows to the rear of No. 75 Rookery Lane. To the south are properties on Hainton Road with their rear gardens backing onto the application site. The western boundary of the site is defined by dense woodland, an area defined as Important Open Space within the Local Plan.

The site would be developed for 100% Affordable Housing. The application proposes 42 dwellings with a breakdown of:

- 20 two-bedroom houses for Affordable Rent
- 10 three-bedroom houses for Affordable Rent
- 2 four-bedroom houses for Affordable Rent
- 4 two-bedroom bungalows for Affordable Rent
- 6 one-bedroom flats for Affordable Rent

The application was due to be considered by Planning Committee in January although the application was removed from the agenda due to ongoing conversations with the applicants regarding the detailed drainage arrangements for the site. These arrangements have now been submitted and considered appropriate by the Lead Local Flood Authority (LLFA). The drainage arrangements are considered further within the report.

Contributions for Off-Site Impacts

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

Health- Consultation has also been undertaken with NHS Lincolnshire as part of the

planning process and they have confirmed no contribution will be required towards healthcare in this case.

Contributions will be required for Strategic Playing Field and Local Green Infrastructure (children's play space) which are to be collected upon issue of decision notice. This would normally be payable via a Section 106 legal agreement although as the applicant is the City Council, this is not possible.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 11th January 2021 and during pre-application stage.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP3 Level and Distribution of Growth
- Policy 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
- National Planning Policy Framework

Issues

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

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

Consultations

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

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

<https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=neighbourComments&keyVal=QJA4LFJFISD00>

Following the original consultation, officers discussed concerns with regard to some of the relationships between existing and proposed properties; this is discussed later in the report in more detail. Consequently, the proposal has been amended and a re-consultation was undertaken. The table below shows all the representations received as part of the original and subsequent consultation processes.

The main concerns raised include:

- Access and general increased traffic/congestion
- Air pollution
- Flooding/drainage
- Ecology
- Loss of Green space
- Pressure on doctors/schools
- Parking
- Overlooking/ loss of light/impact on existing properties

These representations are included at the end of this report in full.

Some of the representations have stated that they have not been able to access the material submitted with the planning application. This has been investigated by officers and it appears that a letter from the applicant to residents submitted at the same time as the planning consultation, contained a website link that unfortunately did not work. It was not an issue with the planning pages and those residents who contacted the planning case officer with problems accessing the drawings were directed to the relevant information for the application on the Planning website. Planning consultations were originally sent out 6th November 2020 for 21 days then a further consultation was undertaken on the revised layout from 8th December 2020 for 30 days (additional time to cover the Christmas period). A further consultation has subsequently been undertaken in relation to revisions to the drawings in February and this third consultation period ended on 15th March 2021. Consultation requirements have therefore exceeded those required by the Town and Country Planning (Development Management Procedure) Order 2015.

Statutory Consultation Responses

Consultee	Comment
Environment Agency	Comments Received
Highways & Planning	Comments Received
Lincolnshire Police	Comments Received

Natural England	Comments Received
NHS England	Comments Received
Environment Agency	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Lincoln Civic Trust	Comments Received
Anglian Water	Comments Received

Public Consultation Responses

Name	Address
Mr And Mrs Lee	95 Rookery Lane Lincoln Lincolnshire LN6 7PP
Mr Phill Millar	36 Hainton Road Lincoln Lincolnshire LN6 7PR
Mr Stephen John Lambert	81 Rookery Lane Lincoln LN6 7PP
Miss Elaine Lambert	28 Hainton Road Lincoln Lincolnshire LN6 7PR
Mr Phil Scully	83 Rookery Lane Lincoln Lincolnshire LN6 7PP
Mr Chris Brown	75C Rookery Lane Lincoln Lincolnshire LN6 7PP

Mrs E Swires	1 Rookery Park Lincoln Lincolnshire LN6 7BY
Miss Elaine Lambert	28 Hainton Road Lincoln Lincolnshire LN6 7PR
Mr Michael Kirk	10 Hainton Road Lincoln Lincolnshire LN6 7PR
Mr Stewart Alexander	52 Hainton Road Lincoln Lincolnshire LN6 7PR
Miss Sophie Blake	52 Hainton Road Lincoln Lincolnshire LN6 7PR
Miss Lynne Baker	Chez Rookery 113 Rookery Lane Lincoln Lincolnshire LN6 7PW
Mrs Heather Dickinson	85 Rookery Lane Lincoln Lincolnshire LN6 7PP
Mr Tim Sullivan	79 Rookery Lane Lincoln Lincolnshire LN6 7PP
Mrs E Swires	1 Rookery Park Lincoln Lincolnshire LN6 7BY
Mr And Mrs A Garner-Jones	24 Hainton Road Lincoln Lincolnshire LN6 7PR
David & Teresa Purser	75B Rookery Lane Lincoln Lincolnshire LN6 7PP

Mrs M Crombie	26 Hainton Road Lincoln Lincolnshire LN6 7PR
Mr Derek Mould	4 Rookery Park Lincoln LN6 7BY
Mrs Janet Mumby	50 Hainton Road Lincoln Lincolnshire LN6 7PR
Mr Phil Scully	83 Rookery Lane Lincoln LN6 7PP
Miss Susan Windsor	34 Hainton Road Lincoln Lincolnshire LN6 7PR
Mr Peter Burrows	34 Hainton Road Lincoln Lincolnshire LN6 7PR
Miss Adele Millar	36 Hainton Road Lincoln Lincolnshire LN6 7PR
Mr Stewart Alexander	52 Hainton Road Lincoln Lincolnshire LN6 7PR

Consideration

The Principle of the Development in Accordance with Policy

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

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

The level of need for affordable housing is evidenced in the Strategic Housing Market Assessment (2015). The findings suggest that across Central Lincolnshire, there is a need for 17,400 affordable homes between 2012-2036. Policy LP11 of the Central Lincolnshire Local Plan requires all developments on housing on sites of 11 or more dwellings to provide 25% affordable homes. The development exceeds this requirement, providing 100% affordable units on site (42 dwellings).

The site is allocated as a housing site within the CLLP. The development of the site therefore accords with Policy LP49 and is wholly acceptable in principle.

The requirements for developer contributions has been assessed and due to the development providing 100% affordable housing, the proposal is not CIL liable. Consultations have also been undertaken with the NHS and Lincolnshire County Council and both have confirmed they do not require contributions to health services or for the provision of primary school places in this instance.

Contributions for local green infrastructure and play space will be transferred upon issue of the decision notice as this cannot be required by way of the usual S106 agreement as the Council own the land and cannot enter into an s106 agreement with itself.

Visual Amenity

The proposal is for a mix of house types including semi-detached and terraced houses, semi-detached bungalows and self-contained apartments.

The layout of the site has been discussed during both pre-application discussions and during the application with particular regard to relationships with existing neighbouring properties. This is detailed further in the residential amenity section of the report.

The access into the site is taken from Rookery Lane where No 89 and 93 are currently positioned. The access would turn the corner into the site and terminate after splitting into two cul de sacs. The access would be a shared surface and each plot would have a parking space. A SUDS feature and an area of Public Open Space have been introduced towards to south west of the site.

Each plot would have its own public and private amenity space. The internal layouts of the dwellings have been designed to satisfy the Lifetime Homes Standards (excluding the first floor apartments).

The established character of the area is varied including bungalows and two storey properties which are both semi-detached and detached. The proposal includes five house types which would offer variety throughout the development whilst maintaining consistent design principles. The new dwellings would be constructed either of red brick or buff brick with grey tiled roofs and the proposal offers a simple, clean, modern design which would sit comfortably in this location. In order to add light and shade to the elevations, a minimum of 75mm deep window reveal has been negotiated by officers to be included throughout the development.

With regard to landscaping, the site is adjacent to a dense belt of woodland to the west. The application is accompanied by an Arboricultural Assessment identifying the trees within the site for removal. 16 individual specimens and 10 groups of trees would be removed to accommodate the development although most of these are valued as lower/poor quality specimens whilst only two can be categorised as 'moderate quality'. There is a mature Oak tree (T27) subject to a Tree Preservation Order (TPO) within the site and this would be incorporated within the public open space. Another oak (T13) elsewhere has been incorporated within the garden of Plot 11 as well as some trees on the southern boundary. A group of willow trees (G52) on the western boundary also have TPO status although these are surrounded by other self-set specimens. The layout has been

designed to ensure that the self-set low quality trees can be removed and enable the healthy trees within the TPO group to remain on the western boundary of the site. This approach has been subject to consultation with the City Council's Arboricultural Officer during the pre-application stage.

Some new planting has been incorporated on the site where possible, namely in front of the proposed apartments and further planting has been added to the northern boundary with Rookery Park, through officer negotiation during the application process.

Officers propose a pre-commencement condition to require the submission of an Arboricultural Method Statement with details of how the remaining trees on the site will be protected during construction as well as a condition to ensure appropriate mitigation measures are in place to ensure that damage is not caused to T13 and T27 from proposed levels raising within the site. The City Council's Arboricultural Officer has no objections to the proposal subject to these conditions.

Overall, it is considered that the layout and design of the proposed development is appropriate for its context. The development would therefore be in accordance with Policy LP26 and also paragraph 127 of the NPPF, which requires that developments should make a positive contribution to local character and distinctiveness.

Residential Amenity

Negotiations have taken place throughout the application process which has resulted in a revised layout. The amended layout was sought in order to improve relationships with the proposed development and those existing properties surrounding the site. The amendments include the movement of Plots 3-8 further to the west of the site. This amendment improved the relationship of Plot 3 with the rear garden of No. 95 Rookery Lane, with particular regard to privacy. Plots 18-20 and 30-37 were also re-positioned. This amendment essentially ensured that the bungalows on the site were positioned adjacent to existing bungalows behind No. 75 Rookery Lane to minimise the impact on these properties.

The rear of the properties on Rookery Park are positioned beyond the northern boundary of the site. The rear of the proposed properties would be positioned between 18-19.5 metres from the rear elevations of the existing properties. Whilst it is acknowledged that this will introduce a new relationship to the gardens/rear windows of 1-7 Rookery Park that are currently overlooking an empty site, it is not considered that this introduces an unduly harmful overlooking relationship. Additional planting has been introduced on this boundary at your officer's request, which will assist to minimise the impact. As Plot 3 and 4 have been moved further west, this ensures an appropriate relationship with the rear gardens of both No. 95 and No. 87 Rookery Lane.

Plots 34-40 line the access road on the eastern boundary of the site and the rear of these proposed properties would back onto the rear gardens of No. 79-85 Rookery Lane. There would be approximately 54 metres window to window separation here, an appropriate separation to ensure overlooking would not be unduly harmful.

To the south of the application site are the rear gardens of properties fronting Hainton Road. These properties benefit from large gardens which are approximately 40 metres long from the rear of these properties to the boundary with the application site. The proposed properties adjacent to the southern boundary have been angled to ensure direct

overlooking would not be an issue. Plots 30-33 within the south east corner of the site are bungalows therefore the boundary treatment would ensure privacy would be maintained between them and the properties on Hainton Road. Similarly, the bungalows have been re-positioned where they are closest to rear gardens of existing bungalows No. 75a-d Rookery Lane. The original drawings proposed two storey properties in this location and it is considered the revised proposal now ensures an appropriate relationship with these properties.

The existing site is undulating throughout with a pronounced lower area located on the western side of the site in the position of proposed Plots 13-29. The raising of the existing land level is proposed to ensure that the surface water drainage system will be successful; this is discussed later in the report. The location of plots 13-29 would be subject to the highest land raising although this area is positioned furthest away from existing neighbouring properties. Further land raising would occur throughout the site of varying heights and where there would be a difference between the site level and adjoining neighbouring land, retaining walls would be introduced. These would be located on the western boundary and partly on the northern boundary of the site and would include an approximately 1.8 metre close boarded fence on top of a lower retaining wall to ensure overlooking from the proposed dwellings gardens to existing properties would be mitigated. Officers consider this is an acceptable approach although a condition is proposed to ensure the full details of the retaining walls and fence above are submitted.

It is not considered that any of the proposed dwellings would introduce relationships which are overbearing, cause undue loss of privacy or harmfully overshadow existing neighbouring properties. However, given the proximity to neighbouring properties, a construction/delivery hours condition has been proposed at the request of the City Council's Pollution Control Officer in order to protect residential amenity via limited hours of work while construction takes place.

In summary, it is considered that the proposal can be accommodated on the site without having a detrimental impact on surrounding properties. The proposal would therefore be in accordance with the requirements of Policy LP26 in terms of impact on residential amenity.

Ecology

The site itself is not subject to protection in terms of its ecological value although is adjacent to an area designated as Important Open Space in the CLLP. This area is occupied by dense woodland and the large Important Open Space allocation stretches to the north and south and continues to the west, linking to Moorland Avenue.

A Preliminary Ecological Appraisal/ Roost Assessment and Species Specific Survey Report has been undertaken at the site to assess potential impact on ecology. With regard to the demolition of No. 89 and 93 Rookery Lane, the survey recorded no roosting activity by bats. Similarly, no trees capable of supporting bat roosting were recorded within the application site. Water samples were taken from waterbodies within 500 metres of the site boundary and recorded negative for great crested newts.

However, three badger setts were identified at the site. The setts were recorded as being intermittently used by a single badger. The setts identified as 'outliners' rather than a main sett. The report concludes that retaining the setts on the development site would lead to isolation and disturbance to the badger population. The applicants therefore propose to close these setts. Badgers and their setts are protected under the Protection of Badgers

Act 1992 and there are restrictions on when sett closure can take place. An A24 License will be required from Natural England for their closure and this normally takes place once planning permission has been obtained. Sett closure is normally restricted between July-October unless under exceptional circumstances and this will be subject to a separate process and consideration by Natural England. Given that the likely location of the main sett is within the large expanse of land to the west site and their closure is subject to Natural England consent, it is considered that the development can be achieved without harm to the species and this should not warrant refusal of planning permission.

The report recommends measures for opportunities on the site and these will be incorporated as conditions of the proposal. These include: Bird/bird boxes and a landscaping scheme which incorporates native species.

Natural England have raised no objections to the proposals and no comments have been received from Lincolnshire Wildlife Trust.

Whilst the proposal would result in a loss of some, mostly poor and self-set trees, within the site, the protected trees are maintained. The scheme also offers opportunities for new tree planting and installation of bird and bat boxes for enhancement and protection of the natural environment in accordance with paragraph 170 of the NPPF.

Access and Highways

The access road servicing the development has been designed as a shared surface with permeable block paving which would be accessed directly from Rookery Lane. The road would be adopted by the Highway Authority on completion of the development. Parking spaces within the site are provided at a ratio of 1 per dwelling of 2 to 3 bedrooms and 2 per dwelling of 4 bedrooms in accordance with pre application discussions with the Highway Authority and Planning Officers.

A Transport Statement has been submitted with the application and assessed by the Highway Authority. The Highway Authority have requested further technical details but have not raised objections to the proposal.

Access for vehicles (and pedestrians) is from Rookery Lane. The new junction to Rookery Lane is designed to meet LCC Highway Authority requirements and has a 5.5m carriageway width and 2m wide footway to the north with a landscaped service margin to the south. Upon entering the site there is a change in the nature of the road from a standard 5.5m wide tarmac road to a shared surface – where pedestrians and vehicles share the same route; this is an acknowledged approach to reduce traffic speeds and reduce the dominance of vehicles. The central section of this shared surface is 4.5m wide with further 0.5m wide refuge strips to both sides giving a total width of 5.5m. Access and turning for larger vehicles (i.e. refuse trucks, delivery vehicles, etc.) has been incorporated into the site with turning heads included at the end of each length of road.

Overall, the site has good access to local facilities and public transport, the transport assessment shows access can be taken safely from Rookery Lane. Notwithstanding that, the site is in a location where travel by car can be minimised and the use of sustainable transport modes maximised, in accordance with CLLP Policy LP13.

Flood Risk and Drainage

The site is within Flood Zone 1 and therefore is at low risk of flooding. The proposed drainage strategy utilises permeable paved adoptable roads, soakaways in rear gardens and an infiltration basin for private surface water run-off. The design of the permeable road has been based on Ground water monitoring undertaken between November 2020 and Mid February 2021; in order for the permeable road to be a successful and acceptable scheme, the land levels are proposed to be increased to varying levels across the site. The land is currently lowest on the western side of the site therefore this is where the land would be increased the most. The result of land level raising would mean that finished floor levels would be consistent throughout the site.

Lincolnshire County Council raised no objection to this approach subject to the conditions which are detailed at the end of this report.

Other Matters

Contaminated Land

Policy LP16 advises that development proposals must take into account the potential environmental impacts from any former use of the site. A Ground Investigation Report has been submitted with the application although the City Council's Scientific Officer has noted that further investigations will be required to inform potential remediation and therefore recommended pre-commencement conditions which are proposed accordingly.

Air Quality and Sustainable Transport

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

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

Archaeology

A Desk-based Assessment and Geophysical Survey have been submitted with the application to assess the likely impact on Archaeology. The Geophysical survey identified little of archaeological interest due in part to the large amount of magnetic noise across the majority of the site. However, it did identify the small potential of a kiln being present on site therefore the City Archaeologist recommended further trenching work to be carried out. The trenching was carried out by Allen Archaeology during the application process and no evidence of archaeological remains were present. The City Archaeologist has therefore confirmed that no further evaluation will be required.

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

Yes, meetings with officers at pre-application stage and during the application.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

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

Application Determined within Target Date

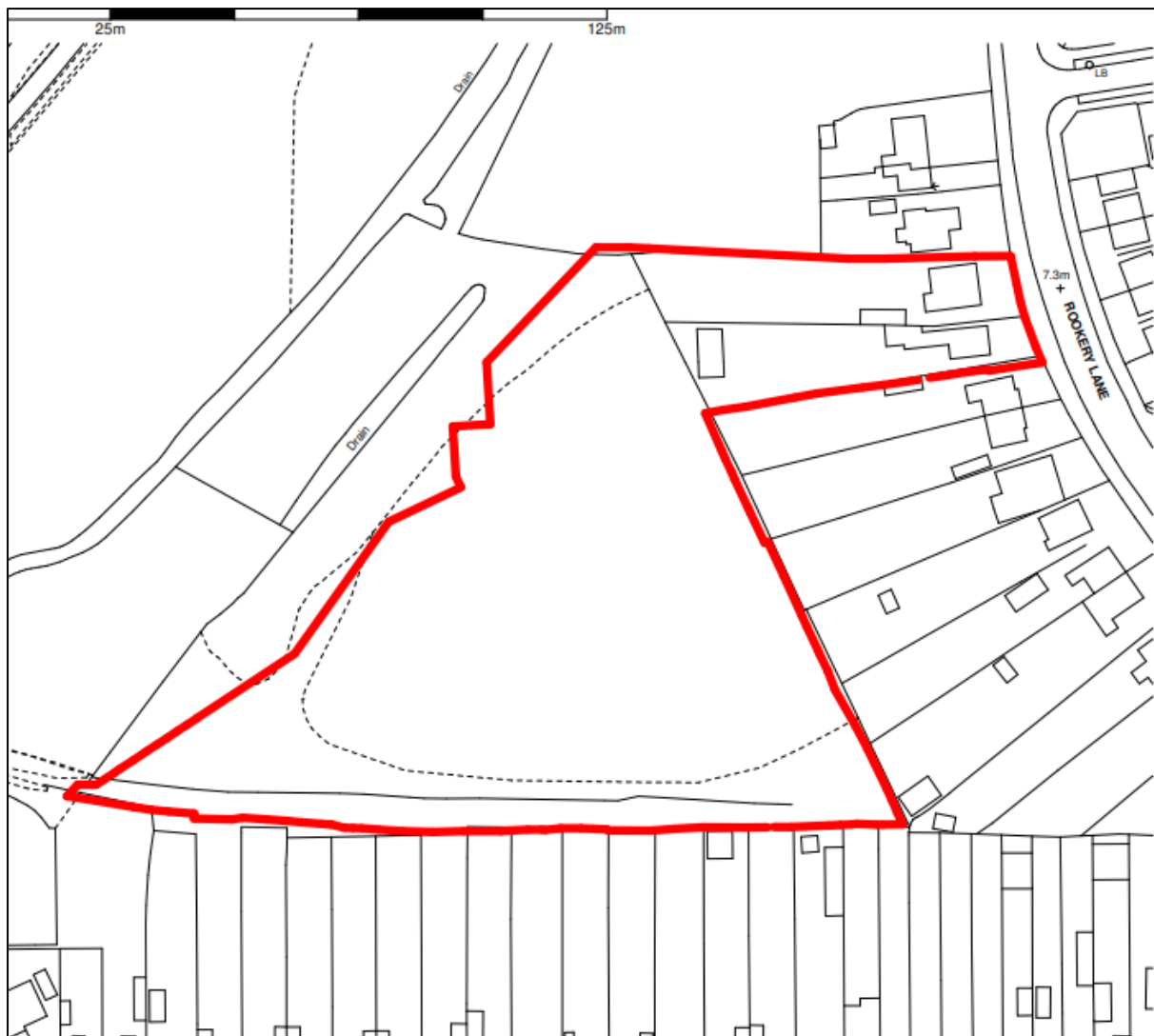
Yes.

Recommendation

That the application is granted subject to the receipt of contributions for Strategic Playing Field and Local Green Infrastructure and the following conditions:

- 3 year condition
- Accordance with plans
- Land levels to be as constructed as submitted
- Landscaping details to be submitted
- Boundary walls and fences including retaining walls to be submitted
- Materials – to be as submitted – including window reveal
- Arboricultural method statement – including tree protection measures to be submitted
- Mitigation measures for T13 and T27 from land raising to be submitted
- Details of affordable housing to be submitted
- Bat/bird boxes to be submitted
- Electric vehicle charging points to be submitted
- Highway construction management plan
- Construction/delivery hours restriction
- Contaminated land details to be submitted
- Installation of uncontrolled tactile cross near 111 Rookery Lane to Boultham park
- Estate roads and associated footways shall be laid out and constructed to finished surface levels before development of that part of the estate commences
- Development to proceed in accordance with a surface water drainage scheme

2020/0785/RG3 – Land to the rear of Rookery Lane and Hainton Road



Site Location Plan

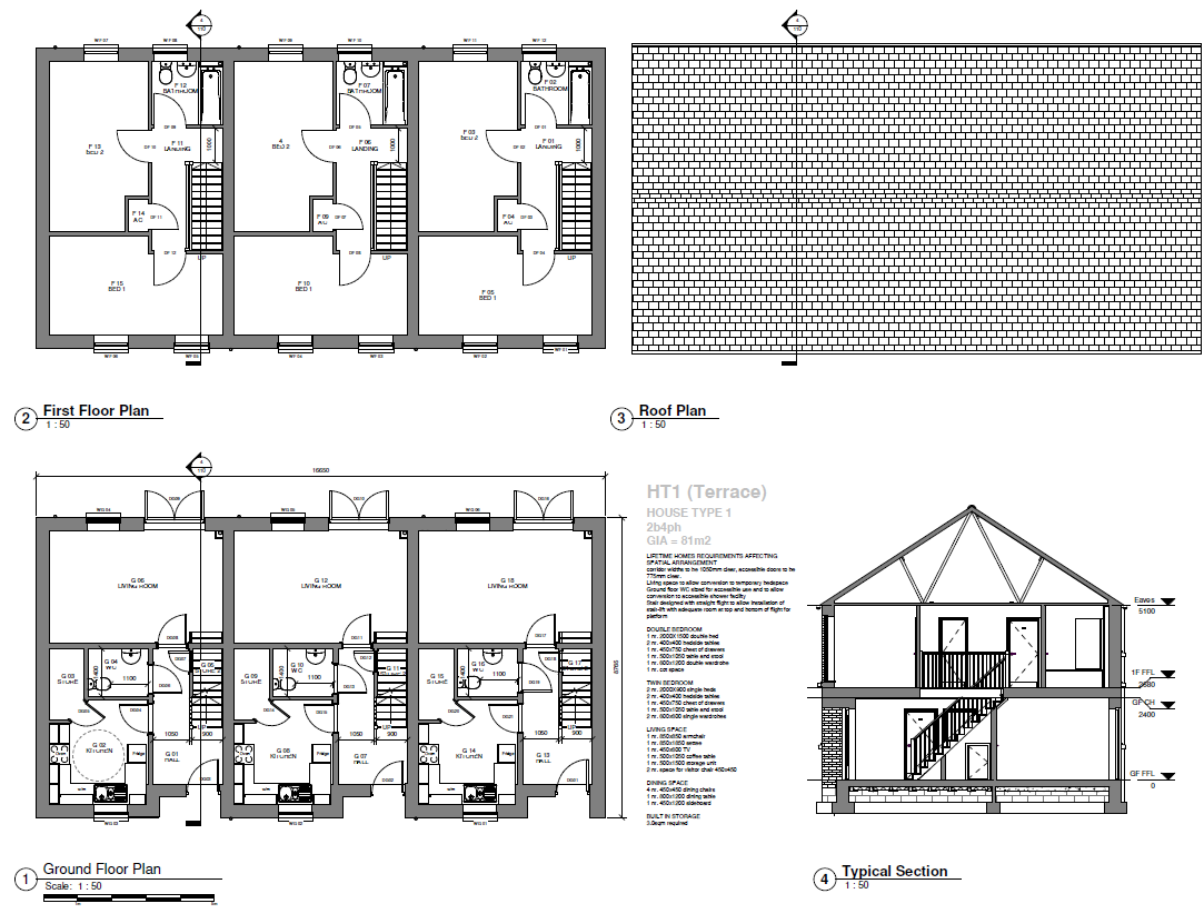


Site Layout Plan



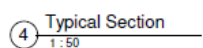
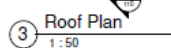
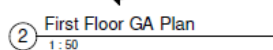
Proposed boundary treatments – for the full detailed drawing see REVISED BOUNDARY TREATMENTS at <https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJA4LFJFISD00>

House Type 1 Terrace





House Type 1 Semi



LIFETIME 4 SPATIAL AJ
 cantilever w/b
 775mm dia
 Living space
 Ground floor
 conversion 1
 Steel design
 oak-elm with
 platform

DOUBLE BI
 1 nr. 200000
 2 nr. 450000
 1 nr. 450000
 1 nr. 550000
 1 nr. 600000
 2 nr. cot. eps

TWIN BED
 2 nr. 200000
 2 nr. 400000
 1 nr. 450000
 1 nr. 500000
 2 nr. 600000

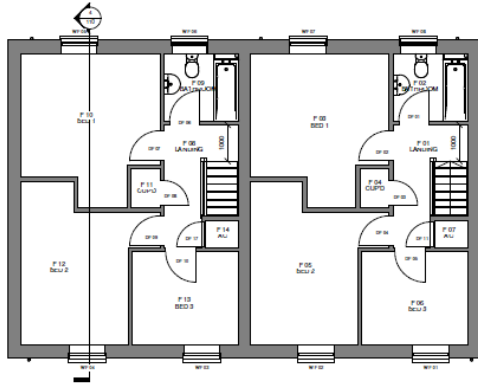
LIVING SP
 1 nr. 850000
 1 nr. 850000
 1 nr. 450000
 1 nr. 500000
 1 nr. 550000
 2 nr. space 1

DINING SP
 4 nr. 450000
 1 nr. 850000
 1 nr. 450000

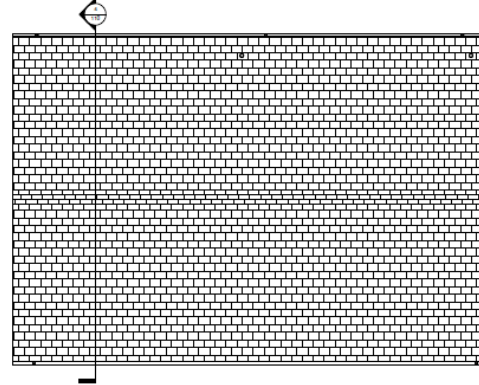
BUILT IN ST
 3. Design reqs

GRAPHIC 5

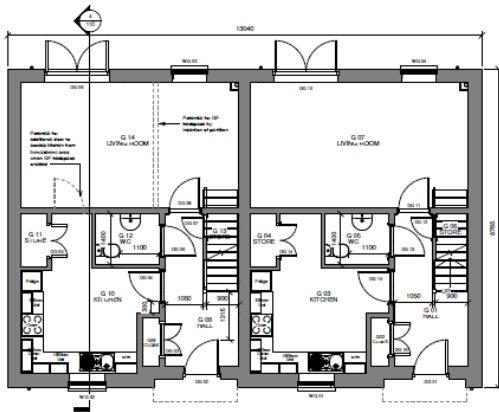




2 First Floor Plan
1:50



3 Roof Plan
1:50



1 Ground Floor Plan
1:50

HT2 (Semi)

HOUSE TYPE 2

3b5ph

GIA = 96m²

LIFETIME HOMES REQUIREMENTS AFFECTING SPATIAL ARRANGEMENTS:
 Access width to be 1500mm clear, accessible doors to be 1700mm clear.
 Living space to allow conversion to temporary independent living space for 10% of the accessible area and to allow conversion to accessible shower facility.
 Bath designed with straight flight to allow installation of rails in with adequate room at top and bottom of flight for platform.

DOUBLE BEDROOM

1. 1000/1500 double bed
 2. 400/400 double wardrobe
 1. 400/1700 chest of drawers
 1. 1000/1000 mirror and stool
 1. 1000/1000 double wardrobe
 1. 1000/1000

TWIN BEDROOM

1. 1000/1500 double bed
 2. 400/400 double wardrobe
 1. 400/1700 chest of drawers
 1. 1000/1000 mirror and stool
 1. 1000/1000 double wardrobe
 1. 1000/1000

SINGLE BED ROOM

1. 1000/1500 double bed
 2. 400/400 double wardrobe
 1. 400/1700 chest of drawers
 1. 1000/1000 mirror and stool
 1. 1000/1000 double wardrobe
 1. 1000/1000

LIVING SPACE

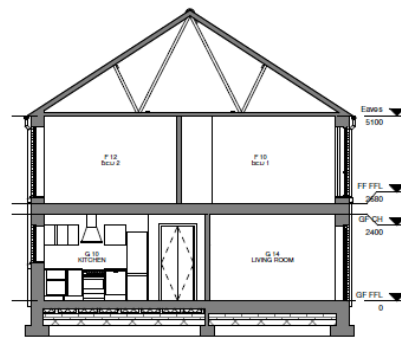
1. 1000/1500 double bed
 1. 1000/1000 mirror
 1. 1000/1000 chest of drawers
 1. 1000/1000 mirror and stool
 1. 1000/1000 double wardrobe
 1. 1000/1000

DINING SPACE

1. 1000/1500 double bed
 2. 400/400 double wardrobe
 1. 400/1700 chest of drawers
 1. 1000/1000 mirror and stool
 1. 1000/1000 double wardrobe
 1. 1000/1000

BUILT IN STORAGE

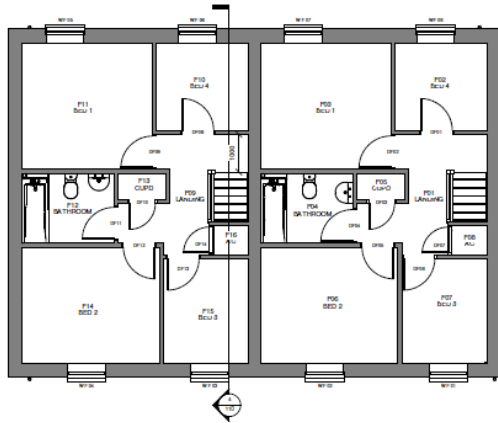
1. 1000/1500 double bed
 2. 400/400 double wardrobe
 1. 400/1700 chest of drawers
 1. 1000/1000 mirror and stool
 1. 1000/1000 double wardrobe
 1. 1000/1000



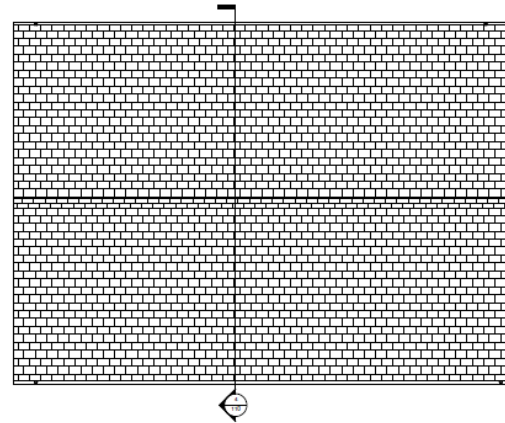
4 Typical Section
1:50



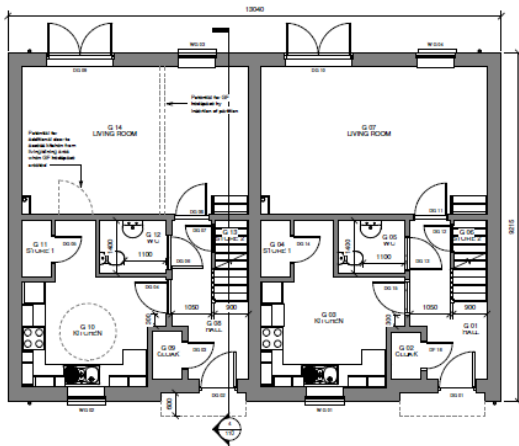
House Type 3



2 First Floor Plan
1:50



3 Roof Plan
1:50



1 Ground Floor Plan
Scale: 1:50

HT3 (Semi)

HOUSE TYPE 3

4b6ph

GIA = 101m²

UPPER FLOOR REQUIREMENTS AFFECTING
OPTIMAL ADJUSTMENT
UPPER FLOOR 101m² clear, accessible above to be
777mm clear.
Living space to allow conversion to temporary residence
Ground floor 101m² clear for accessible use and to allow
conversion to accessible shared facility.
Roof designed with straight flight to allow installation of
stairs with adequate room at top and bottom of flight for
platform.

DOUBLE BEDROOM
1 m. 1000x1100 double bed
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 double wardrobe
1 m. car space

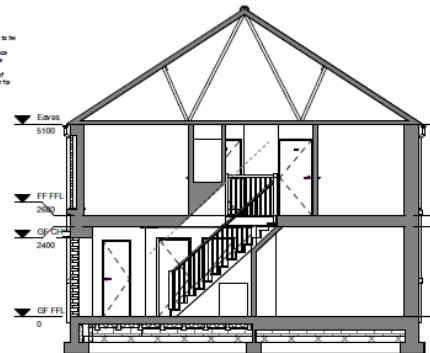
TWIN BEDROOM
2 m. 1000x1100 single beds
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 single wardrobe

SINGLE BEDROOM
1 m. 1000x1100 single bed
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 single wardrobe

LIVING SPACE
2 m. 1000x1100 sofa
1 m. 400x400 coffee table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 single wardrobe

DINING SPACE
2 m. 400x400 dining table
1 m. 1000x1200 dining table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe

BUILT IN KITCHEN
4.00m required

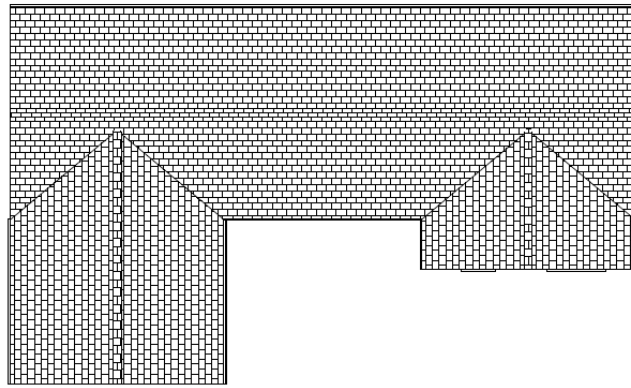


4 Typical Section
1:50

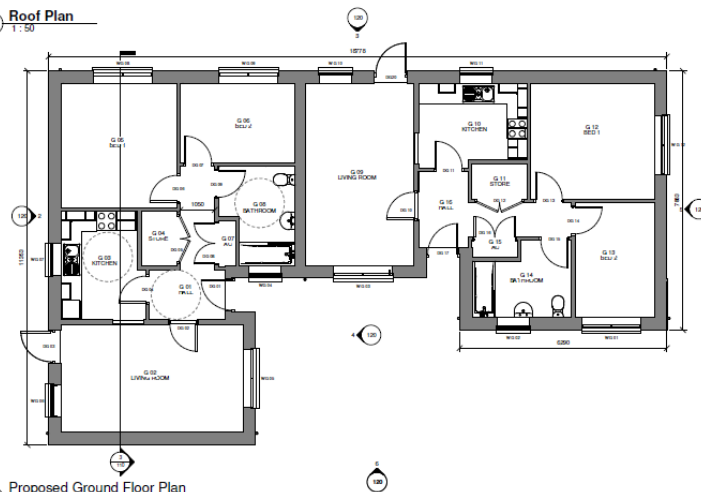


House Type 4

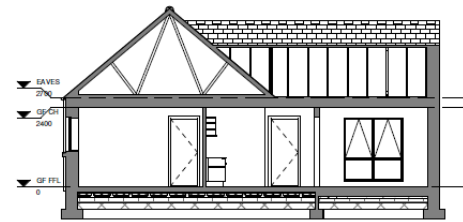
ALL DIMENSIONS AND SET
OUTS SHOWN ON THIS AND
RELEVANT TO THE ARCHITECT'S
DRAWINGS.
COPYRIGHT RESERVED



2 Roof Plan
1:50



Proposed Ground Floor Plan



3 Typical Section
1:50

HT4 (Bungalow)

HOUSE TYPE 4
2b3pb
GIA = 67m²

LETTERING HOUSE REQUIREMENTS AFFECTING
SPATIAL ASSIGNMENT
COLOR WHITE TO BE 100mm GIVE, ACCESSIBLE DOORS TO BE
100mm GIVE.

100mm MINIMUM TURNING OR DOOR PROTRUSION WITHIN ALL
PRINCIPAL COMPARTMENTS

DOUBLE BEDROOM
1 no. 1000x1600 double bed
1 no. 400x400 wardrobe
1 no. 400x120 chest of drawers
1 no. 100x100 single wardrobe
1 no. 100x100 double wardrobe

SINGLE BEDROOM
1 no. 1000x1600 single bed
1 no. 400x400 wardrobe
1 no. 400x120 chest of drawers
1 no. 100x100 single wardrobe
1 no. 100x100 double wardrobe

LIVING SPACE
2 no. 1000x1600 sofas
1 no. 400x120 TV unit
1 no. 100x100 dining table
2 no. 100x100 chairs (40x40)

DINING SPACE
1 no. 1000x1600 dining table
1 no. 400x100 dining chair
1 no. 400x100 stool

BUILT-IN STORAGE
2 no. 100x100 cupboards
2 no. 100x100 drawers

GRAPHIC SCALE 1:50

client
Wilmott Dixon for
Lincoln

project
Proposed Residents
Rockery Lane
Lincoln

drawing
House Type 4 (Bun-
glo) Floor Plan, Roof Pla-
Section

scale
A1@ 1:50

drawn
K. D. 02

checked
K. D. 02

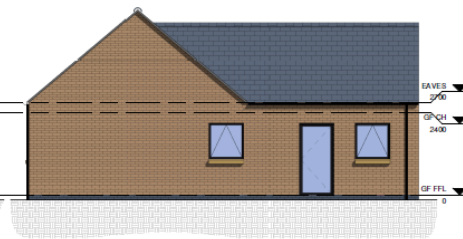
drawing no.
R.D. - J.R. - H.A. - Z.Z. - A.1

john roberts arch

1. 01/20/2024
1. 01/20/2024



1 Proposed Front Elevation
Scale: 1:50



2 Side Elevation 01
1:50



3 Proposed Rear Elevation
1:50



4 Side Elevation 03
1:50



5 Side Elevation 02
1:50

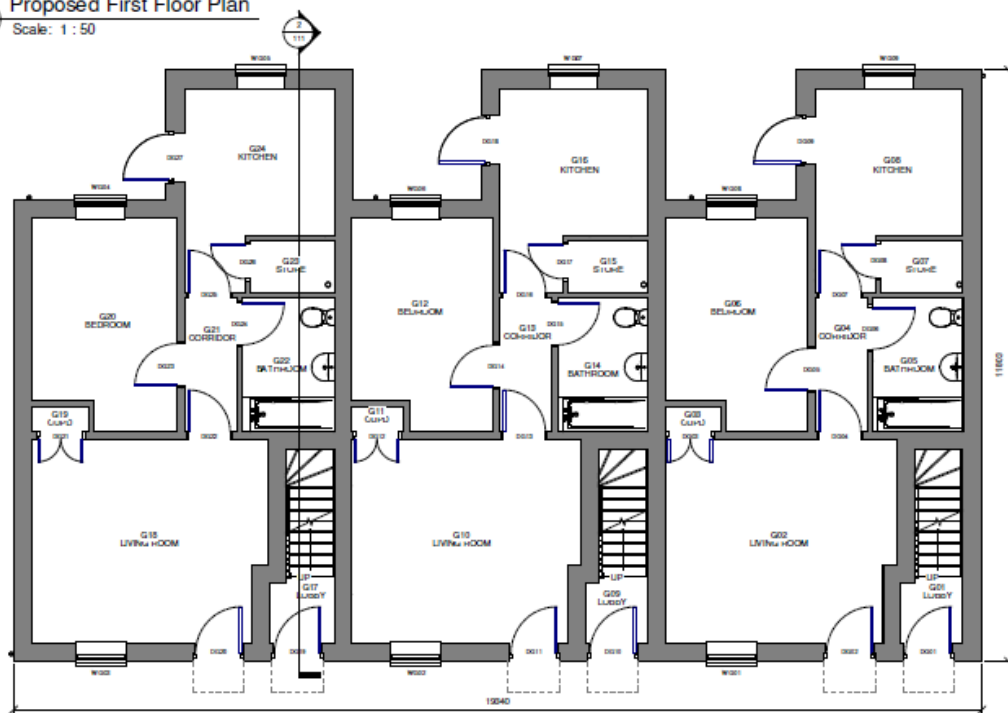


6 HT4.V Proposed Alternative Front Elevation (red brick)
1:50

House Type 5 –Apartments



2 Proposed First Floor Plan
Scale: 1 : 50



1 Proposed Ground Floor Plan
Scale: 1 : 50



① Proposed Front Elevation
Scale: 1 : 50

③ Proposed Side Elevation 01
Scale: 1 : 50



② Proposed Rear Elevation
Scale: 1 : 50

④ Proposed Side Elevation 02
Scale: 1 : 50



Tree drawing (Trees to be removed in red)





1 Street Elevation 10 - Blocks 15 & 16
1 : 100



2 Street Elevation 9 - Blocks 12-14
1 : 100



3 Street Elevation 8 - Blocks 11 & 12
1 : 100



1 Street Elevation 1 - Block 1- 4
1 : 100



2 Street Elevation 2 - Block 5
1 : 100



3 Street Elevation 3 - Block 17
1 : 100



1 Street Elevation 4 - Block 6
1 : 100



2 Street Elevation 5 - Block 7 & 8
1 : 100



3 Street Elevation 6 - Block 9
1 : 100



4 Street Elevation 7 - Block 10 & 11
1 : 100

Site photos



No 89 and 93 Rookery Lane



View towards the south



No. 89 and 93



View further north



View from garden of No. 93 towards rear of Rookery Park



View looking from north to south at rear of Hainton Road with Rookery Lane properties on left



View showing the western boundary with dense woodland

Mr Phil Scully 83 Rookery Lane Lincoln LN6 7PP (Objects)

Comment submitted date: Mon 11 Jan 2021

The comments we made on the initial application still pertain to the revised plans. Sadly, from the amount of work being carried out on the site and on Rookery Lane at the present time, it would appear that the Directorate of Communities & Environment has already made its mind up and that this project will be granted full planning permission. I wonder who will take responsibility for (and indeed who will be accountable for) the inevitable traffic congestion that will ensure as a result of this ill-conceived project. It would be useful to know contact details in order to report the traffic issues that are self-evidently going to be created. We also wonder whether the agencies tasked to carry out environmental and ecological surveys on the site were operating in a totally transparent and independent manner when the surveys were carried out. We have our doubts given that it would appear that no results were found that could jeopardise the project despite the self-evident ecologies that exist on the proposed site. I also understand that a comment was made by the developers that the site has been used as a dumping ground for local residents to offload rubbish over recent years. Of course, had the council erected a perimeter fence to deter this alleged dumping, then the problem would not exist to anywhere near the same extent. Please forgive my cynicism but it really does look like you have already approved this project. A huge shame.

Miss Elaine Lambert 28 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)

Comment submitted date: Sat 09 Jan 2021

I am resubmitting my objections due to the reconsultation letter and plans that has been sent to surrounding neighbours. Again we object to the proposed development plans. With the new plans, my property will now have bungalows at the bottom of our garden. There will still be a large amount of homes (bungalows, flats and houses) built. We enjoy and my neighbours enjoy complete privacy. The properties will be close enough that residents will be able to see into my own and my neighbours bedroom windows resulting in a loss of privacy. The deeds to the property inform that no building can take place within 5ft of the boundary and this would include the construction of a dividing wall or fence separating the proposed development from the northern boundary of the Hainton Road properties (although the plans do not appear to show how the proposed development will be separated from the border of the existing properties, something I'm assuming the developer would need to do). The proposal to build two story properties next to our border would also result in a loss of sunlight in a garden which is north facing.

Approximately 4ft from the northern boundary we have a tree which is approximately 65 years old and whose roots could extend up to 20ft or further beyond the boundary. The tree is approximately 50ft tall and I would suggest that the proposed building work directly behind our property could cause the tree to become unstable.

There are documents showing what is locally referred to as the "cart track" which I believe is a public right of way running the entire length of the northern boundary of the Hainton Road properties.

The proposal to place new buildings properties so close to my boundary along with the other proposed buildings and associated traffic will cause significant noise pollution in an area that is currently silent with the ability to currently enjoy this silence contributing to the wellbeing of my family and that of my neighbours.

The introduction of traffic associated with the proposed plan will also lead to further

noise pollution as well as an increase in air pollution.

Traffic using Rookery lane is already often 'bumper to bumper' with queuing traffic for the entire length of Rookery Lane and this already causes difficulties in trying to access Rookery lane from Hainton Road. The traffic survey was done in October 2020 and I don't believe this reflects a true picture of usual, huge amount of stationary traffic that is usually on Rookery Lane due to the current pandemic and many people working from home etc. As the development shows parking for only one car per property I believe that the area near the proposed entrance will become an unofficial car park with visitors to the proposed estate parking the length of Rookery lane causing a hazard for both pedestrians and traffic.

The development will also have an environmental impact with the proposed site containing frogs, newts, foxes, hedgehogs and badgers many of which make their way into my garden. It was only last week our next door neighbour had a muntjac deer in his garden. I also believe that the pikes drain area immediately adjacent to the proposed site is a protected area for environmental reasons with the local authority being in possession of reports that indicate that too many small parcels of land such as the proposed site have been lost to building developments.

The site identified for development is also subject to regular flooding with the plans proposing that SUDS direct water to the south of the development which borders the northern boundary of the Hainton Road properties and could lead to an increased chance of flooding for these properties.

I also believe that there will be no pavements on the proposed site with the road acting as a shared space for cars, pedestrians and cyclists having equal priority in a bid to ensure cars travel slowly, I would question the safety of this and ask if this has been done as there simply isn't the space for the proposed amount of buildings if pavements for pedestrians were provided.

We also like the quietness of our street and area, whereas with so many properties, there will be a huge increase in noise from homes, people and vehicles. The development will also have street lighting and lights from homes which again will encroach on our lives. At the moment, the development land is dark and peaceful and this will be destroyed with the current plans.

I strongly believe that the plans to place 3 bedroom, two story properties so close to the borders of the properties on Hainton Road and the bungalows on Rookery lane will have a negative impact on the wellbeing of my own family and those of my neighbours affected by this development and object to the proposed plans.

Regards

Miss Sophie Blake 52 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)

Comment submitted date: Thu 07 Jan 2021

Object to both original and revised plans. Residents living in this area already have to contend with high volumes of traffic and long queues on Rookery Lane without an additional housing estate adding to the problem not to mention the extra disruption a lengthy building project would cause. I love the array of wildlife that currently resides in the area you plan to build on which would force them out of one of the only places in the area where they can be protected from human interference.

baker

**Mr Stewart Alexander 52 Hainton Road Lincoln Lincolnshire LN6
7PR (Objects)**

Comment submitted date: Thu 07 Jan 2021

We have commented previously regarding the original plans but it falsely shows that we are neutral which we would like to be amended as we object to both original and revised plans. Rookery Lane is already busy enough with long traffic queues without anymore additional housing creating extra congestion for residents already living in the area to have to contend with. The new dwellings would push out the array of wildlife that live there, wildlife that we enjoy and who already have limited undisturbed areas for them to escape and not be affected by human intervention.

**Mr Stephen John Lambert 81 Rookery Lane Lincoln LN6
7PP (Objects)**

Comment submitted date: Wed 06 Jan 2021

I would just like to say that the road planning have made a poor decision to demolish two substantial properties when access to the site could have been made through rookery park and through the rear of Blackburn road rather than the proposed bend on rookery Lane which is at times a bit of a race track . The interruption to the wildlife is also of great concern possible noise and air pollution from the substantial increase in traffic . Concerned resident thank you

**Mrs E Swires 1 Rookery Park Lincoln Lincolnshire LN6
7BY (Neutral)**

Comment submitted date: Wed 06 Jan 2021

I made earlier comment but would like to reinforce my concern over traffic along Rookery Lane which seems to get worse by the day.

Is there any possibility to make another entrance/exit to this estate, looking at the map provided, exiting/entering from the LOWER LEFT corner of the proposed estate, using the football field/bowling green access road to Newark Rd or possibly via Chancery Close?

Please look into this aspect as it is a real concern with the traffic along and accessing Rookery Lane from existing driveways and roads.

As a pedestrian, I more often than not, struggle to cross the road (when not in lockdown).

I am taking the 'Neutral' stance only because I know housing is required somewhere but do not support putting so many properties in such small places and without adequate parking.

**Mrs M Crombie 26 Hainton Road Lincoln Lincolnshire LN6
7PR (Objects)**

Comment submitted date: Tue 24 Nov 2020

I object to this application for the following reasons -

SURVEY - When the Survey was carried out on this land, it was during the month of March 2020 and we had, had a long dry spell of decent weather.

I am sure if these tests were carried out now, there may well be a different outcome on the results!

FLOODING and DRAINING ISSUES - Where the proposed developments are going to be built, it has had flooding and draining problems for many years!
A SuDS feature so close to our boundaries is a massive worry!

RIGHT OF WAY - I believe at the back of Hainton Rd boundaries there is a public right of way, which originally went from Rookery Lane to the woodlands behind Moorland avenue.

SAFETY ISSUES - The plans for this development only has parking for one Vehicle per household, most families these days have more than one vehicle, not to mention, friends and extended family visits.

It was proposed that the excess cars can be parked on Rookery Lane, this would be a Massive Hazzard!!!

Rookery lane is very congested at the best of times ,not to mention families also parked up for the use of Boultham Park.

At peak times, cars are bumper to bumper down Rookery Lane in both directions which will be a SAFETY ISSUE to consider!

NO PAVEMENTS ON THE DEVELOPMENT - Not every driver, drives slowly, that is unrealistic and these proposed developments are family orientated.

WILDLIFE - There are many animal habitats on that wasteland -: Foxes, Hedgehogs, Squirrels, Bats, Grass snakes, Moles, Newts (protected species) and Frogs
The wasteland is a lovely natural wildlife habitat!

WEB SITE - We have tried different options to access this Planning Documentation of the development site and there seems to be nothing!
Unfair!

NOTIFICATION LETTER - We received this planning letter 10 days after it was sent - I know COVID!
But it has eaten into our time to consider this matter!

Finally - I hope you will work to resolve these issues and find a resolution.

**Miss Susan Windsor 34 Hainton Road Lincoln Lincolnshire LN6
7PR (Objects)**

Comment submitted date: Mon 14 Dec 2020

Good morning

I notice on the list of matters that you have provided nothing has been considered re the local wildlife this is a very important matter and needs to be given the highest of consideration and respect.

Thank you

Susan Windsor

Comment submitted date: Sat 28 Nov 2020

We object to this development a deciding factor when we bought our property was that we were categorically assured 100% nothing would ever be built at the bottom of our gardens as the land was marsh land and totally unsuitable for building on . Building there will cause even more traffic congestion on Rookery Lane as access is limited. The wildlife we are lucky to have in our garden will totally be destroyed at present we have muntjacs,foxes ,owls woodpeckers,jays these and their habitats should be preserved. The local GP surgeries are already over prescribed so we don,t need more families in

this area. There are plenty more "Brown " areas for new developments without using a totally unsuitable "green" one. Also on many occasion we have had "unsavoury " trespassers " using our gardens to try to cut through to Rookery Lane from the Westwick/ Moorland this would happen even more despite trying to keep them out. It is not fair to hide behind Covid and not let our neighbourhood have the Community Meeting they are entitled too.

Mr Derek Mould 4 Rookery Park Lincoln LN6 7BY (Supports)

Comment submitted date: Wed 09 Dec 2020

I do not object to the proposed development.

I wish to make several observations.

I note that the site plan has been amended to take account of various submissions which I support and I applaud this modification.

This is a peaceful location and it is to be hoped that new residents will appreciate and maintain its ambience with respect and courtesy.

I note that trees T30 and T37 in Retention Category B are to be removed and that existing trees on the boundaries are to be retained. This is an opportunity for our Council to remove the profligate and parasitic Russian Vine and the dead trees to the North-West boundary which are unsightly and to engage suitable stewardship for the adjacent woodland and wildlife.

Ground to the rear of No's 1 to 7 Rookery Park rises some 1 to 2 metres to the South aspect in the gardens of No's 93 and 89 Rookery Lane so our gardens are some 2 metres lower than the retained concrete base of the now demolished wooden building in the garden of No. 89. I am concerned that the elevation of the proposed T1 housing at Blocks 2, 3 and 4 might be somewhat intimidating and intrusive and Vice Versa and therefore suggest that the existing fir tree boundary hedge and associated decorative trees could be retained and maintained, at not less than the existing height, in the interest of privacy and ambience.

I cut this hedge and removed the waste myself earlier this year but in future perhaps it might be easier for our Council to engage access and maintenance of this ambient boundary feature as a Quid Pro Quo service for residents?

I suggest that all utilities and conduits are installed during the construction phase and before paving is laid in order to eliminate subsequent inelegance, inconvenience and expense.

I suggest the application of Green Home Energy and Efficiency principles, EV plug-in technology and Heat Pump installation if possible.

Notwithstanding my lay capacity, in my estimation the average household now has 1.5 vehicles so there could be up to 60 vehicles present on the completed development, which number perhaps and with respect the architect might consider and incorporate within the site plan in order to reflect Health & Safety issues.

The documentation accompanying the application is comprehensive, impressive and informative.

Thanks. Much appreciated.

Miss Lynne Baker Chez Rookery 113 Rookery Lane Lincoln Lincolnshire LN6 7PW (Objects)

Comment submitted date: Sun 29 Nov 2020

Traffic and parking is an issue already on this lane. I can't get out of my drive safely due to the speed of drivers and cyclists on the pavements. This will only get worse.

Mr Phill Millar 36 Hainton Road Lincoln Lincolnshire LN6

7PR (Objects)

Comment submitted date: Sat 28 Nov 2020

Decreasing in the wildlife decreasing in value of property extra traffic on rookery Lane and Newark Road extra parking issues people using the field to come through onto hainton Road Tress passing through Hainton Road house Gardens

Miss Adele Millar 36 Hainton Road Lincoln Lincolnshire LN6

7PR (Objects)

Comment submitted date: Sat 28 Nov 2020

Told when bought when the house they was to be no building at back of garden as land unsuitable, access would cause more traffic congestion on rookery lane, the lost if built on of the wildlife and their habitats. We are unable to register at local doctor surgeries as they are over prescribed so why should other families come to this neighbourhood and be able to. There is also a strong possibilities that building a council estate at the bottom of our gardens will devalue our property's. Roadside parking has already caused numerous problems as has trespassing through our gardens to reach rookery lane/ Newark road. I feel that covid is just a excuse to stop us having a community and be able to put our points across clearer.

Mr Peter Burrows 34 Hainton Road Lincoln Lincolnshire LN6

7PR (Objects)

Comment submitted date: Sat 28 Nov 2020

We object to this development a deciding factor when we bought our property was that we were categorically assured 100% nothing would ever be built at the bottom of our gardens as the land was marsh land and totally unsuitable for building on . Building there will cause even more traffic congestion on Rookery Lane as access is limited. The wildlife we are lucky to have in our garden will totally be destroyed at present we have muntjacs,foxes ,owls woodpeckers,jays these and their habitats should be preserved. The local GP surgeries are already over prescribed so we don,t need more families in this area. There are plenty more "Brown " areas for new developments without using a totally unsuitable "green" one. Also on many occasion we have had "unsavoury " trespassers " using our gardens to try to cut through to Rookery Lane from the Westwick/ Moorland this would happen even more despite trying to keep them out.It is not fair to hide behind Covid and not let our neighbourhood have the Community Meeting they are entitled too.

Mr Tim Sullivan 79 Rookery Lane Lincoln Lincolnshire LN6

7PP (Objects)

Comment submitted date: Sat 28 Nov 2020

We are objecting to the proposed development for the following reasons:

Our property will be overlooked and our privacy will be lost. The bungalow will have the light reduced making it very dark and be overlooked, the peace and quiet spoilt.

The plans do not show our bungalow at the bottom of our garden nor the 4 bungalows behind the properties of 75 and 77 Rookery Lane, so we believe the plans that have been used are out of date. This means 3 bungalows will have their light reduced and feel that they have not been taken into consideration.

Why are so many properties being constructed in a small area without suitable parking and pavements.

Concerns about the boundary fencing being of wooden construction as from previous experience this rots very quickly unless maintained on a regular basis - who will be responsible for the maintenance?

We also have concerns about the water table on this land as it is always very boggy and marshy. With all the extra hard standing being laid where will the water escape to; this will increase the risk of flooding in this area. There are concerns about the deep excavations for the sewer work close to our boundary as we are in the furthest corner.

With another new junction being constructed after the demolition of two properties on Rookery Lane; this will bring the total of four junctions in close proximity to each other in a very short distance. There are also twelve driveways included in this area. Rookery Lane is already a very busy road and footpaths with a lot of pedestrians and mobility scooters using the pavements to go to school shops and to the park. Main safety concerns about construction vehicles parking on the pavements along Rookery Lane which we have already witnessed this during the initial survey and tree works .

Two years of construction work, extra traffic heavy plant machinery noise dust pollution and congestion. Whilst construction of the entrance and digging for various services; how many times will temporary traffic lights have to be used reducing an already very busy road to one lane. The amount of heavy vehicles which will be required to deliver the plant machinery and materials to the site and to take away the surplus soil and vegetation. Will there be a road sweeper cleaning Rookery Lane of all the mud that will be transferred by the vehicles leaving site.

We feel during the works this will leave our properties very vulnerable.

We feel bungalows in this corner would be more suitable than houses due to the fact that existing dwellings are bungalows.

Our garden has always been a safe and quiet space for us to enjoy. We are both in our 60s and spend a lot of time in the garden especially in the summer.

We feel there should be more consultation with the people of Rookery Lane and Hainton Road.

Mr Stewart Alexander 52 Hainton Road Lincoln Lincolnshire LN6 7PR (Neutral)

Comment submitted date: Sat 28 Nov 2020

Object to planned building works.

Mrs Heather Dickinson 85 Rookery Lane Lincoln Lincolnshire LN6 7PP (Objects)

Comment submitted date: Sat 28 Nov 2020

I think all the valid points have been made already and I hope that the council will actually address them. Whilst I am sure you will be going ahead whatever we say all I ask is that you can reassure us as a community that our worries are unfounded.

I would like to address a few things however. Firstly, the website address you put on the letter, as other residents have said, is wrong. This is an issue I have already had on another application and I find it pretty unprofessional that none of you have thought to double check the link. For that reason, I'm assuming you'll need to give us an extension to object or accept the application so that the residents can be given an opportunity to actually see the plans.

Secondly, the traffic report was done in October 2020. I feel it is important to say that any surveys done on levels of traffic are made entirely redundant when they are being done during a pandemic and therefore not as many people are at work. You could have also been doing it during half term? I'd hope not as that would be shortsighted. But again, that would reduce the amount of traffic and I would assume you'd need to do another survey on a more 'normal' day.

Thirdly, I understand the need for more housing, I don't think any of us are disputing that. However, I want to know if you're thinking in the long term. It would appear not as you keep building and yet not increasing the number of gp's, dentists, schools etc. It's already near impossible to get a gp appointment and we won't even talk about dentists... I can't speak for schools as my child is not yet at school age but I imagine they are close to bursting too. Lincoln is not built for this many homes, the roads already do not support the amount of traffic coming and going. The eastern bypass is currently being built in an attempt to divert traffic away from Newark road. However if you then build more and more houses in the city centre (including rookery lane) then does this not defeat the purpose?

Lastly, we were informed by workers at the site that they had found 3 badger setts on the site but these were not mentioned on the report?

I think everyone on here is objecting for the reason that we want the best for the community. Whilst housing is important and I cannot object to people having shelter we want this project to have people's best interests at heart and without an increase in the infrastructure I can't see how that could be the case.

I hope you take all our comments into consideration and give us a detailed reason as to why you will go ahead should you choose to.

Thank you for your time.

Miss Elaine Lambert 28 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)

Comment submitted date: Wed 25 Nov 2020

I am objecting to the proposed development for a number of reasons. My property will be overlooked by four two story three bedroom properties and at the moment I and my neighbors enjoy complete privacy. The properties will be close enough that residents will be able to see into my own and my neighbors bedroom windows resulting in a loss of privacy. The deeds to the property inform that no building can take place within 5ft of the boundary and this would include the construction of a dividing wall or fence separating the proposed development from the northern boundary of the Hainton Road properties (although the plans do not appear to show how the proposed development will be separated from the border of the existing properties, something I'm assuming the developer would need to do). The proposal to build two story properties next to our border would also result in a loss of sunlight in a garden which is north facing.

Approximately 4ft from the northern boundary we have a tree which is around 65 years old and whose roots could extend up to 20ft or further beyond the boundary. The tree is approximately 50ft tall and I would suggest that the proposed building work directly behind our property could cause the tree to become unstable.

There are documents showing what is locally referred to as the "cart track" which I believe is a public right of way running the entire length of the northern boundary of the Hainton Road properties.

The proposal to place four, three bedroom properties so close to my boundary along with the other proposed buildings and associated traffic will cause significant noise pollution in an area that is currently silent with the ability to currently enjoy this silence contributing to the wellbeing of my family and that of my neighbors.

The introduction of traffic associated with the proposed plan will also lead to further noise pollution as well as an increase in air pollution.

Traffic using Rookery lane is already often 'bumper to bumper' with queuing traffic for the entire length of Rookery Lane and this already causes difficulties in trying to access Rookery lane from Hainton Road. As the development shows parking for only one car per property I believe that the area near the proposed entrance will become an unofficial car park with visitors to the proposed estate parking the length of Rookery lane causing a hazard for both pedestrians and traffic.

The development will also have an environmental impact with the proposed site containing frogs, newts, foxes, hedgehogs and badgers many of which make their way into my garden. I also believe that the pikes drain area immediately adjacent to the proposed site is a protected area for environmental reasons with the local authority being in possession of reports that indicate that too many small parcels of land such as the proposed site have been lost to building developments.

The site identified for development is also subject to regular flooding with the plans proposing that SUDS direct water to the south of the development which borders the northern boundary of the Hainton Road properties and could lead to an increased chance of flooding for these properties.

I also believe that there will be no pavements on the proposed site with the road acting as a shared space for cars, pedestrians and cyclists having equal priority in a bid to ensure cars travel slowly, I would question the safety of this and ask if this has been done as there simply isn't the space for the proposed amount of buildings if pavements for pedestrians were provided.

I strongly believe that the plans to place 3 bedroom, two story properties so close to the borders of the properties on Hainton Road and the bungalows on Rookery lane will have a negative impact on the wellbeing of my own family and those of my neighbors affected by this development and object to the proposed plans.

Regards

Mr And Mrs A Garner-Jones 24 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)

Comment submitted date: Wed 25 Nov 2020

I have been trying all over the weekend to try and access the website your letter stated but not accessible. The letter we have been sent dated 6th. November we only received last week about the 16th. not giving us much notice.

Both my husband and myself are pensioners my husband is disabled so doesn't go out to maintain the land outside of our wall at the bottom of our garden as he used to up to a few years ago but we built the wall with planning permission what happens to the access for the maintenance of the wall and the painting of the gate if you build at the back of it as looking at the plans there isn't going to be a lot of land between us and the

houses. Which we are not happy about bungalows yes but not houses because of privacy and noise as they are family homes.

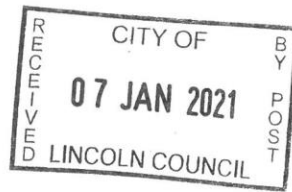
Are the plans old as they don't show the four bungalows that are already built on the boundary of my neighbours garden.

Traffic is very busy on Rookery Lane especially morning and evening time with another housing estate it will be more chaotic with people having to park on Rookery Lane as an overflow it gets congested with people parking to visit Boutham Park now .

How can you guarantee the drainage system you are planning won't affect our property as the land gets very soggy when it rains heavily.

Another nice view sadly going along with all the wild life that roams around in there.

Mr. Mrs. A. Garner Jones
24, Hainton Road



LINCOLN
LN6 7PR
4.1.2021

DEAR MR. MANNING

I AM WRITING THIS
LETTER TO YOU IN REPLY TO THE EMAIL
REGARDING THE PROPOSED DEVELOPMENT ON
ROOKERY LANE. I HAVE LOOKED AT THE
REVISED PLANS AND WE ARE PLEASED TO SEE
TO SEE THAT THE BUNGALOWS HAVE REPLACED
THE HOUSES AT THE BACK OF OUR PROPERTY.
IT IS A RELIEF TO KNOW THAT, AS WE
HAVE TWO GLASS GREEN HOUSES OUR SIDE OF THE
WALL AND WE HAD THE WORRY OF CHILDREN'S
FOOTBALLS COMING OVER THE WALL AND
BREAKING THE GLASS ROOFS.

WE ARE BOTH STILL CONCERNED AS TO WHAT
THE BOUNDARY IS GOING TO BE, AND ALSO
WHAT IS IT GOING TO LOOK LIKE? HOW
IS ACCESS GOING TO BE GAINED BY US TO DO
MAINTENANCE OF THE WALL?

THE WATER DRAINAGE IS STILL A CONCERN

2

AS RECENTLY WE HAVE HAD A LOT OF RAIN THE LAND WILL BE VERY WET AND SOGGY CAN THIS BE CONTROLLED BY THE SUB'S FEATURE?

THE WILD LIFE ALSO IS OF CONCERN TO US AS I KNOW THERE ARE LOTS OF DIFFERENT TYPES OF ANIMAL SPECIES LIVING IN THAT PLOT OF LAND.

ROOKERY LANE IS A VERY BUSY ROAD ESPECIALLY AT SCHOOL TIMES ALSO EVENING TIME. THERE IS NOT A LOT OF PARKING FACILITIES ALONG THE ROAD FOR CAR PARKING. ON THIS NEW ESTATE IF EVERY PROPERTY HAS A CAR WHERE ARE THEY ALL GOING TO PARK?

AS A GRANDPARENT I WORRY ABOUT YOUNG CHILDREN CROSSING ROOKERY LANE. WITH A NEW ESTATE AND ROOKERY PARK THERE WILL BE LOTS OF YOUNG CHILDREN CROSSING THE ROAD. THEY WILL HAVE TO WALK TO THE NEWARK ROAD END OF ROOKERY LANE OR WALK ACROSS WESTWICK DRIVE TO REACH THE PEDESTRIAN CROSSINGS.

3/

THOSE ARE MY MAIN CONCERNS.

Yours Sincerely

ALLAN & ANNETTA GARNER-JONES

**Mr Chris Brown 75C Rookery Lane Lincoln Lincolnshire LN6
7PP (Objects)**

Comment submitted date: Tue 24 Nov 2020

Objection to proposed development rear of Hainton Rd / rear of Rookery Lane Lincoln

I am writing to voice my objection of the proposed development 2020/0785/RG3

I live at 75c Rookery Lane, Lincoln which is part of a 4 bungalow development situated between and to the rear of 75 and 77 Rookery Lane. These bungalows are occupied in the main by retired residents.

I note to my dismay that this development does not feature and cannot be seen on any of the development plans. I presume that your plans pre-date the development of the four bungalows in 2016. This is particularly relevant as these bungalows border the site, whereas those on Hainton Avenue have large gardens to separate them from the new site. The bungalows on Rookery Lane do not have this luxury.

This omission is particularly relevant to the proposed Block 14 as this is a pair of 2 storey semi detached houses. The proposed siting of block 14 is not only close to our boundary but is within a few metres of our bungalow. I do not believe the author of the proposed development would have put a 2 storey house so close to a set of bungalows if they had been aware of our property.

This however could be easily fixed to the satisfaction of both bungalow residents, the developers and The City Council if Block 14 would be changed from a 2 storey house to bungalows.

I have other concerns:

The traffic during rush time is often queued back to Boultham Park from the Newark Rd traffic lights. The suggestion on the plan that the new residents would use cycles is quite bizarre. Apart from school children, for as long as I have lived here I have seen very few cyclists using Rookery Lane. There is no cycle lane.

The road is seen as shortcut from the town and the by-pass area to get to Brant Road, and is always extremely difficult to turn onto Rookery Lane from our bungalow during 8 to 9am and from 2:45pm onwards.

I note from the submission that there are no plans to increase the info structure of the area. It is almost impossible to get a doctors appointment now, let alone when new 42 properties are constructed. Being retired I cannot comment on school places.

Conclusion

In conclusion despite my objections, I am aware of the need to increase housing and am sure that this will go ahead whatever comments you receive from existing residents, especially those whose properties do not appear on the site plan !

In order to satisfy people in the bungalows that would appear to have been totally missed by the developers, I would stress again that with the slight amendments, change Block 14 from 2 storey houses to bungalows, that most of the objections would be satisfied.

Mrs Janet Mumby 50 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)

Comment submitted date: Mon 23 Nov 2020

I have concerns about the infrastructure not coping with extra traffic . Rookery Lane is often congested, especially at rush hour times . The land behind Hainton Road is boggy and that may cause poor drainage. There is also a lot of wildlife. . There is a fox den and in Spring / Summer a dog fox regularly transverse my garden. This year I had a vixen and cub drinking out of my pond and muntjac deer also appear , sometimes a deer and fawn . Buzzards breed there and one often hears owls in the trees . For all these reasons I oppose the application

Mr Phil Scully 83 Rookery Lane Lincoln Lincolnshire LN6 7PP (Objects)

Comment submitted date: Sun 22 Nov 2020

Dear all,

We write with reference to your Proposed Residential Development Off Rookery Lane, Lincoln. We are residents in one of the houses that directly overlooks the site of the proposed project and have been since 1987. We trust, therefore, that our comments below will be taken into consideration and not dismissed as mere nimbysm. It is also worth pointing out at this stage that the residents in a similar position to us were originally promised a full consultation prior to any works of any sort being carried out. This has not happened given that over the last several months there has been a significant amount of heavy plant machinery carrying out work on the site. We submit our comments in the expectation that they will be diligently considered by the Directorate of Major Developments at the City Council and not simply 'noted' and subsequently disregarded. In truth, we submit these comments in hope rather than in expectation. The site under consideration has, since the 1980s and probably well before that date, been a haven for wildlife of all varieties and has been undisturbed by planners and the like for that time. The idea that the Council is about to concrete over the site and thereby remove all the ecology therein seems somewhat reckless.

The information we received recently in the post from the Council suggested that "ecological surveys have been undertaken to identify and assess the presence of any ecology on the site" and that "the site returned negative for the presence of reptiles and amphibians". This confuses us. The area to the west of the site, near a significant area of shrubs and small trees, has always been waterlogged and will have provided, therefore, and will continue to provide an ideal habitat for such water-loving creatures. By concreting over the site you will inevitably be depriving them of an ideal habitat. The notion that a "survey" found no presence of wildlife in this regard is difficult to fathom. The information you sent also mentioned the absence of bat roosting sites. Regardless

of the survey you commissioned, the facts are simple to understand. Every evening between the months of April and September, we see a small number of bats feeding off the flying insects that are clearly present over our back garden. This is not our impression, nor is it our imagination. The bats are very real. This would obviously suggest the proximity of bat roosting sites on the area you are planning to build on. Your information also makes reference to the "suitable native species landscaping plan" you intend to implement "within the scheme designed to enhance biodiversity within the site". This is almost comical in its ambition. In our back garden alone (and we cannot speak for other residents' back gardens but they are no doubt similar) the list of "native species" that you are intending to "enhance within the proposed site" is huge. We see on a regular basis in our back garden all of the following: house sparrows, tree sparrows, dunnocks, blue tits, coal tits, great tits, bullfinches, chaffinches, greenfinches, jays, rooks, crows, ravens, field mice, kestrels, sparrowhawks, magpies, blackbirds, song thrushes, mistle thrushes, lesser-spotted woodpeckers, green woodpeckers, foxes, grey squirrels, muntjac deer and, indeed, many other species and you appear to be suggesting that this significant range of "native species" do not nest or roost or feed anywhere on the proposed site. We have no way of knowing how your ecological surveys were carried out nor by whom but if the conclusion they reached were that such wildlife will not be affected by this proposed development then it is difficult to believe the survey was a meaningful one.

Our garden will inevitably be overlooked by this development thereby removing one of the main advantages of living in such a property. We hardly need to say that the risk of flooding to the properties on Rookery Lane is significantly increased by the amount of concrete to be used on the proposed site. As for the congestion that will also be caused on Rookery Lane alone, it strikes us as self-evident that it will deteriorate even further as a direct consequence of the proposed development. Has anyone from the Council stood on Rookery Lane between the hours of 3.00pm and 5.30pm in order to witness the stationary line of traffic heading towards Newark Road? If so, is increasing the volume of this traffic really such a good idea? Are you simply planning to ignore this issue and hope it will be resolved somehow?

We would also point out that the Rookery Park development further down Rookery Lane (opposite Boultham Park) was completed relatively recently and that development also has its own access road off Rookery Lane. The lack of joined-up thinking now means that yet another access road in the close vicinity will be needed off Rookery Lane if the proposed new development goes ahead. The Council will have known that such a new development was in the pipeline and therefore forward planning might have been a reasonable endeavour in order to create one access road that could serve both developments. Regrettably, such forward planning did not take place.

We understand the need for new housing developments, both social and private. We also understand the need for Councils to generate income from such developments (but hope that income generation is not the only motive for the building proposals). The point we would like to make, however, is that this particular site is not suitable for such a development given both the ecological and the environmental impacts that will ensue.

Regards,

Mr and Mrs Scully

**Mrs E Swires 1 Rookery Park Lincoln Lincolnshire LN6
7BY (Neutral)**

Comment submitted date: Thu 19 Nov 2020

1) Regarding the letters sent out, the council should ensure the owners of the rented properties [especially along my side of Rookery Park] be informed. Some renters will just put this in the bin resulting in the owners being unaware of this application.

Addressed to The Occupier/Owner is not sufficient. The council knows who lives in the properties since we all pay Council Tax. This would make the reading of and acting on by tenants, more likely if addressed personally. A note could also be included in capitals at the top of the letter - IF YOU ARE NOT THE OWNER OF THIS PROPERTY, PLEASE ENSURE YOU PASS IT ON TO YOUR LETTING AGENTS/OWNER OF THE PROPERTY.

2) In paragraph titled 'Timescales', it says commencement date May/June 2021 with overall completion by Dec 2022 which does not equate to 63 months.

3) I am very concerned about the extra traffic this will bring to Rookery Lane, not to mention overflow parking that will be created by completely insufficient parking spaces ie 42 homes and 44 parking spaces. Cars will be parked all over the pavements on that new 'estate' and in desperation, they will park along Rookery Lane as well. While it says 'more wherever possible', I cannot see this happening otherwise this would already be in the plans plus there is just not sufficient space.

4) I am concerned about flooding. I'm no expert, but with that whole area being open land, excess rainwater has been able to flow freely into the ground. If this is all built up, it could well make a big negative difference.

5) I am not happy about the dust this will create in the summer months especially for the homes adjoining these proposed building works.

Because of comments (1) and (2), I think the Council should resend these notices with the correct names and information.

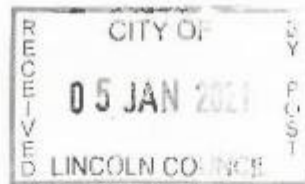
**Mr Michael Kirk 10 Hainton Road Lincoln Lincolnshire LN6
7PR (Objects)**

Comment submitted date: Wed 11 Nov 2020

I think the amount of traffic increase would have a detrimental effect on Rookery lane. There are already large queues each day to exit the Newark road junction, this could in effect add around 70 cars to an already busy road. Whilst I appreciate new houses need to be built, I think there are better sights that do not have such an impact on the current road.

Mrs Crambie
26 Hanton Rd,
Lincoln,
LN6 7PR

3/1/21



Ref 2020/0785/RG3
Proposed development-
Rear of Rookery Lane
And Hanton Rd
Lincoln

Dear Julie Mason,

I have considered the revised proposed site plan changes, that were made on 22/12/20.

I still object to this application for the following reasons -

① Congestion on Rookery Lane, most households have more than one car, it's not realistic to propose that bikes will be a good alternative for the new development.

Safety issues - I feel the road infrastructure in this area (Rookery Lane) is at full capacity (In normal circumstances), Without having a higher volume of traffic from the new development.

② Flooding & Drainage - Where the proposed developments are going to be built, it has had flooding and drainage problems for

many years. A Suds feature so close to our boundaries is a massive worry.

- Noise pollution, is another concern considering how close the new dwellings will be to our boundaries.

Finally I hope you will work to resolve these issues and find a resolution.

Yours Sincerely

A solid black rectangular box used to redact the signature of the sender.

-----Original Message-----

From: anne lee [REDACTED]
Sent: 17 November 2020 19:15
To: Mason, Julie (City of Lincoln Council) <julie.mason@lincoln.gov.uk>
Subject: Proposed housing development Rookery Lane

With reference to your visit at our home today, 95 Rookery Lane, I am outlining our concerns about the proposed development as you requested.

We live in a small bungalow, the ground here lowers a level from next door (part of the proposed site) and we feel we will be swamped amongst houses.

The plans show houses being built halfway down to the side of our rear garden which up to now has been quiet and private. On buying the property privacy was one of our main priorities and we would not have purchased the bungalow had we known there was a chance that land next door would be developed.

We have spent a lot of time and money on our home over the last six years and the most recent expense being a conservatory to the rear which will be overlooked if houses built. Bungalows would be a much preferable option to us and quieter too. Houses will probably bring young families and the noise with it. [REDACTED] [REDACTED] respectively and this was to be our retirement home near to Boultham Park.

The thought of all the dust and noise to come is already stressing us out.
There will be a lot more traffic too with the access road being near to us and it is going to be a long process to completion of the dwellings.

We feel the value of our property will go down.

Can we ask who will be responsible for the maintenance of the new boundary fencing?

If the decision to build the houses near our boundary cannot be overturned can plot 3 be moved to the end of our boundary rather than halfway down?

Thankyou for your time and please keep us updated.
Trevor and Anne Lee
Sent from my iPad

Objection to the position of Block 14 on the plan 2020/0785/RG3

Background to the objection

75b Rookery Lane is one of a tight group of four bungalows built in 2016, to the rear of 73a, 75 & 77 Rookery Lane (Reference 6). These are numbered 75a, 75b, 75c and 75d (*Bungalows #75*). All are effectively retirement homes, with elderly residents.

Reviewing all of the 'Architectural Plans' available on line, it is notable that *Bungalows #75* is missing from all of them, e.g. *Proposed Site Plan* (Reference 1). Nor are they referred to in the text of the *Design and Access Statement* (Reference 3), despite being visible on the photographic image: *Aerial View of Site at Rookery Lane* (Reference 3, page 2). The only place I did find it is on the 'MAP' tab of the *Lincoln Council Planning* web-page (Reference 2), visible at the SE corner of the proposed site boundary. Unfortunately, the proposed new buildings are not shown on this map, just an empty boundary line. To summarise, not one single map in the collection actually shows the proposed plan layout together with the *Bungalows #75* layout.

Concerns about the Proposed Layout (refer Attachments 1 and 2 for clarity)

Considering this background, it seems prudent to wonder whether the architects were even aware of *Bungalows #75* when the scheme layout was determined? The placement of Block 14 on the *Site Plan* (Reference 1) is what leads us to such conjecture. Block 14 (Reference 4) is a pair of semi-detached, two story houses, the corner of which is positioned just 7.5 meters from the rear wall and sole lounge windows of 75b Rookery lane. The roof-ridge of the block is 8 meters high, placed in close proximity to a bungalow whose walls are a mere 2.3m high. As the lounge windows face just north of west, the bungalow will inevitably lose a large portion of afternoon sunlight, also meaning a general reduction in average light levels to all rear facing rooms. We can also envisage a loss of up to 40% of blue sky from the vista of the lounge windows looking outwards. Whilst I do not have the expertise to quantify these statements, 4 years experience of living here is sufficient to give us that certainty.

Note: I have zero expertise in architecture. However, I have marked the 25 and 45 degree lines on the attachments, these may be of use to the Planning Committee, or not? They were done for my guidance and understanding, following research indicating that it is a common requirement in many UK council planning strategies (Lincoln unknown): e.g. "The 45-degree rule is a common guideline used by local planning authorities to determine the impact from a housing development proposal on sunlight and daylight to the neighbouring properties".

To compound the above concern, the close proximity of Block 14 will give the bedroom windows of that building some close oversight into our lounge, main bedroom, and small (currently) sunny patio. The obverse is also true, of course.

The current peace and tranquillity of the *Bungalows #75* retired community, and 75b in particular, has endured throughout their 4 year existence. Why then, would it would seem reasonable to place the patio of a younger family home just 4.4 meters from the patio doors of the main living area of a bungalow? With a combined life experience of 150 years, we do not find it hard to envisage our summers disrupted by boisterous children playing on their own patio: imagine trampolines, or balls flying over the fence, whilst we relax by open patio doors? Yes, it is planned to be that close! and worse, immediately opposite our (lounge) patio doors!

Objection to the position of Block 14 on the plan 2020/0785/RG3

Finally, it is notable that there are bungalows (reference 5) on the estate that would be appear to be eminently more suited to the position allocated to Block 14. These not only have similar building elevations to our home, causing less light blockage, but in all probability, have a similar type of occupants. Would not this retain peace, and tranquillity, and privacy to the better benefit of all residents?

Summary

The complete lack of *Bungalows #75* in the architectural plans and maps gives concern that no consideration at all was given to our existing development at the site layout stage. It is hard to see the current plan arising had there been that awareness.

The combination of Block 14's dimensions and its close proximity to the mutual boundary of 75b Rookery Lane will lead to a general loss of light and serious overshadowing to our property throughout the afternoon.

We also feel that privacy not only relates to the overlook, but also the relationship between areas of amenity space in terms of noise and activity. For instance: is a children's play area conducive with a very-close, unrelated open-door lounge?

Finally, to give absolute clarity, this objection relates only to Block 14 and its position on the planning map (Reference 1). In all reasonableness, logic dictates that a bungalow in place of Block 14 would have a minimal impact on our property and lifestyle. It would also negate, at a stroke, all of our concerns raised within this document. Should this prove not feasible however, then we urge the Planning Council to amend the current plan in any other way that may reduce or negate the impact that Block 14 will have on number 75b, Rookery Lane.

Objection raised by:

David Purser & Teresa Jennifer Purser

19 November 2020



75b, Rookery Lane,
Lincoln,
LN6 7PP

Objection to the position of Block 14 on the plan 2020/0785/RG3

Attachments:

Attachment 1:

Plan view of *Bungalows #75* overlaid on the S.E. corner of Proposed Site Plan (Reference 1). Whilst not a CAD drawing, it was assembled to scale in a computer graphics program, by matching the outlines of surrounding plots on Rookery Lane & Hainton Road. small measurement errors are due to map resolution. (*Apologies if breaking any copyright, intended only for the Planning Committees' convenience*).

Attachment 2:

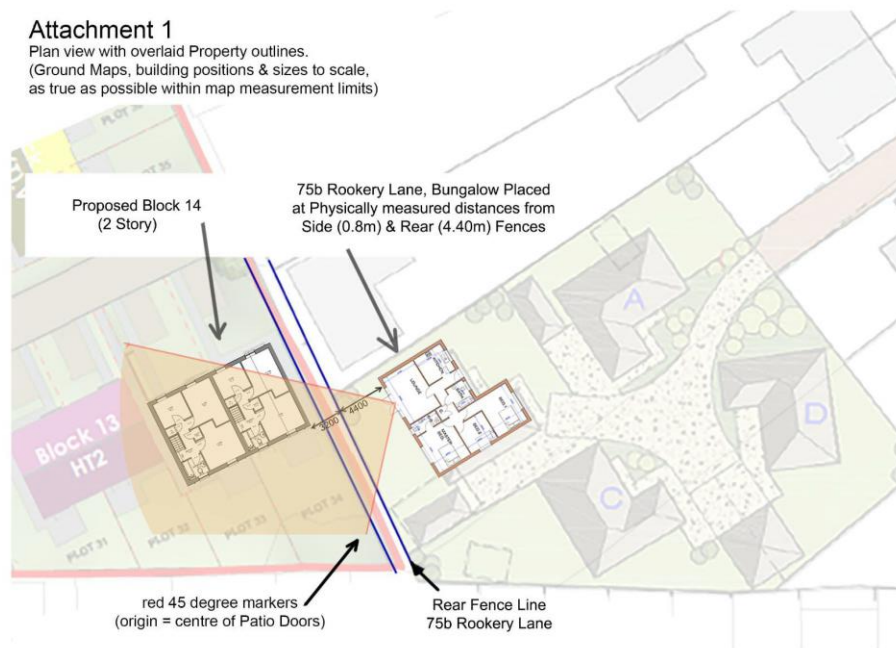
Rear & Left Hand side-projection of 75b Rookery Lane, with scaled outlines of proposed Block 14, overlaid as at the planned ground position.

References:

1. 2020_0785_RG3-PROPOSED_SITE_PLAN-609167.pdf
2. 2020/0785/RG3 Lincoln Council on-line planning application page.
3. 2020_0785_RG3-DESIGN_AND_ACCESS_STATEMENT-609171.pdf
4. 2020_0785_RG3-HOUSE_TYPE_2_SEMI-DETACHED_PROPOSED_ELEVATIONS-609158
5. 2020_0785_RG3-HOUSE_TYPE_4_BUNGALOW_PROPOSED_ELEVATIONS-609154
6. 2015/0696/F | Erection of 4 detached bungalows with garages. |
Land To Rear Of 73A, 75 & 77 Rookery Lane Lincoln LN6 7PP

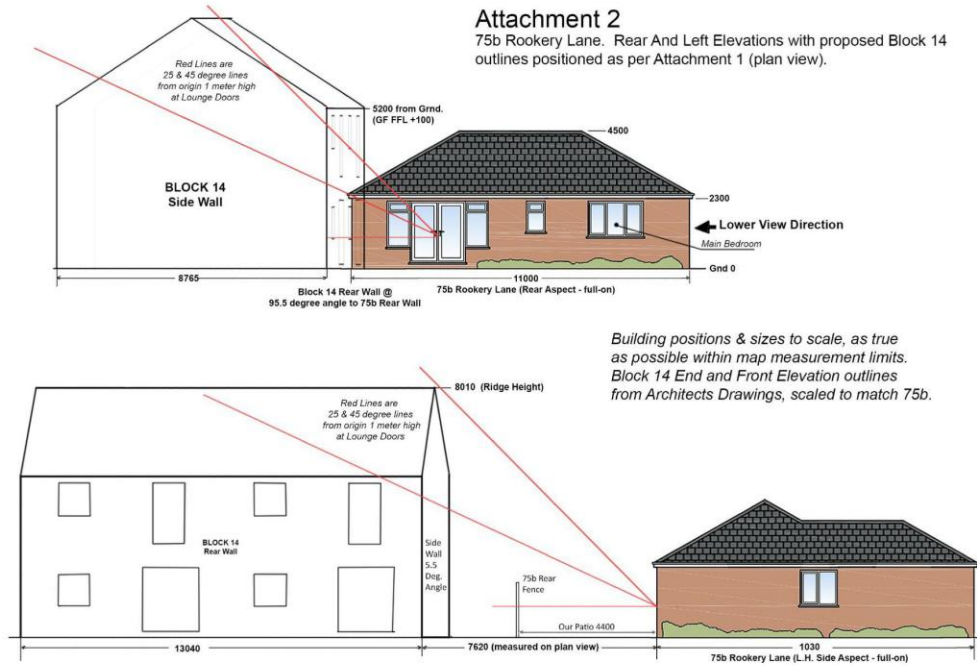
Attachment 1

Plan view with overlaid Property outlines.
(Ground Maps, building positions & sizes to scale,
as true as possible within map measurement limits)



Attachment 2

75b Rookery Lane. Rear And Left Elevations with proposed Block 14 outlines positioned as per Attachment 1 (plan view).





Planning Applications – Suggested Informative Statements and Conditions Report

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

AW Site 166180/1/0107783
Reference:

Local Lincoln District (B)
Planning
Authority:

Site: Land To Rear Of Rookery Lane And
Hainton Road Lincoln

Proposal: Erection of 36no. dwellinghouses and 6no.
apartments facilitated by the demolition of
89-93 Rookery Lane. Associated external
works including parking, access roads and
landscaping

Planning 2020/0785/RG3
application:

Prepared by: Pre-Development Team

Date: 13 November 2020

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: RLHS-BSP-ZZ-XX-RP-C-0001-P03 Flood Risk Assessment & Drainage Strategy dated 30 October 2020 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (3) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (4) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

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

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

UD-2780-2016-PLN

Dear Sir/Madam,

REFERENCE: 2020/0785/RG3

DEVELOPMENT: ERECTION OF 36NO. DWELLINGHOUSES AND 6NO. APARTMENTS FACILITATED BY THE DEMOLITION OF 89-93 ROOKERY LANE. ASSOCIATED EXTERNAL WORKS INCLUDING PARKING, ACCESS ROADS AND LANDSCAPING.

LOCATION: LAND TO REAR OF ROOKERY LANE AND HANTON ROAD, LINCOLN

Amended Drawings

Thank you for the opportunity to comment on the amended drawings on the above application. The site is within the Upper Witham Internal Drainage Board district. The Board has no further comments to add over and above our previous comment made on the 20th November 2020.

Previous comment:-

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. The suitability of new soakaways/SuDS, 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.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development.

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Richard Wright

Operations Engineer

North East Lindsey Drainage Board

Upper Witham Internal Drainage Board

Witham First District Internal Drainage Board

Witham Third District Internal Drainage Board

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



To: Lincoln City Council

Application Ref: 2020/0785/RG3

Proposal: **Erection of 36no. dwellinghouses and 6no. apartments facilitated by the demolition of 89-93 Rookery Lane. Associated external works including parking, access roads and landscaping (Revised details including: Arboricultural Assessment, land levels/finished floor levels, boundary treatments and Flood Risk Assessment)**

Location: **Land To Rear Of Rookery Lane And Hainton Road, Lincoln**

With reference to the above application received 6 November 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)

The proposed site is in a sustainable location with good connections to local services. We request that an uncontrolled tactile crossing is provided on Rookery Lane near the pedestrian access to Boultham Park to enable inclusive access to this well used green space. To facilitate access to the site, the existing street lighting column may require relocation, to be arranged by the applicant at their cost.

The proposed drainage strategy utilises permeable paved adoptable roads, soakaways in rear gardens and an infiltration basin for private surface water run-off. Although infiltration rates and CBRs are acceptable to facilitate adoptable permeable roads, there were concerns regarding the groundwater level which can be seasonally high. Groundwater monitoring was undertaken between November 2020 and mid-February 2021 and the shallowest reading has been used in the detailed drainage design. This will require the land to be raised to varying levels across the site. In principle, LCC are satisfied with this approach. The Flood Risk Assessment has been revised to consider the proposed land raising.

Highway Informative 05

All roads within the development hereby permitted must be constructed to an engineering standard equivalent to that of adoptable highways. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway

Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance please refer to <https://www.lincolnshire.gov.uk>

Highway Informative 08

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

Highway Condition 00

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

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities; and
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

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

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

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of providing an uncontrolled tactile crossing near 111 Rookery Lane across to Boultham Park) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

Highway Condition 26

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

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain

for an extended period at dissimilar, interim construction levels.

Highway Condition 33

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

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to 5 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

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

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

Case Officer:

Becky Melhuish
for Warren Peppard
Head of Development

Date: 26 February 2021



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. 2020/0785/RG3

11th December 2020

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Re-consultation on Planning Permission

Land to Rear of Rookery Lane And Hainton Road, Lincoln

Erection of 36no. dwelling houses and 6no. apartments facilitated by the demolition of 89-93 Rookery Lane. Associated external works including parking, access roads and landscaping (Revised Plans)

Lincolnshire Police do not have any objections to this re-consultation application.

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 Homes 2019.

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.

Force Designing Out Crime Officer (DOCO)



Thu 10/12/2020 15:01

LN Planning <LNplanning@environment-agency.gov.uk>

RE: Reconsultation on Planning Application 2020/0785/RG3

To ☐ Technical Team (City of Lincoln Council)

We removed extra line breaks from this message.

Dear Sir/Madam

The Environment Agency does not wish to make any comments on this application. It does not appear to meet any of the criteria listed on our External Consultation Checklist and it was therefore not necessary to consult us.

However, if you believe you do need our advice, please call me on the number below.

Kind regards

Nicola Farr

Sustainable Places - Planning Specialist Lincolnshire & Northamptonshire Area, Environment Agency Currently working from home

nicola.farr@environment-agency.gov.uk

External: 020 302 55023

UNIFY



Fri 04/12/2020 14:15

Property Strategy <Property_Strategy@lincolnshire.gov.uk>

RE: Consultation on Planning Application

To ☐ Technical Team (City of Lincoln Council)

Helen Turney

Hi Julie

Many thanks for the below consultation. The County Council has no comments to make on this application in relation to education as there is sufficient capacity in the locality for the 4 primary and 4 secondary age children that the scheme will generate, taking into account the demolition of 2 properties.

Kind regards

Simon

Simon Challis
Strategic Development Officer
Corporate Property

Lincolnshire County Council | County Offices | Newland | Lincoln | LN1 1YL




Tue 24/11/2020 15:22

LINCS-SECTION106 (NHS LINCOLNSHIRE CCG) <lccg.lincs-section106@nhs.net>

RE: Consultation on Planning Application - reference 2020/0785/RG3

To ☐ Technical Team (City of Lincoln Council)

Tania Spinks

 We removed extra line breaks from this message.

Hi

I can confirm that NHS Lincolnshire CCG will not be submitting a bid for this application.

Kind regards

Sadie

Sadie Wild /Emily Turk
S106 Administrators

NHS Lincolnshire CCG
Cross O'Cliff Court,
Bracebridge Heath, Lincoln, LN4 2HN
Tel: 01522 515347

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