

PLANNING COMMITTEE

**Wednesday, 8 September
2021**

5.30 pm

**Alive Church, Newland,
Lincoln**

- Membership: Councillors Naomi Tweddle (Chair), Bob Bushell (Vice-Chair), Biff Bean, Chris Burke, Liz Bushell, Gary Hewson, Bill Mara, Rebecca Longbottom, Mark Storer, Edmund Strengiel and Calum Watt
- Substitute members: Councillors Bill Bilton and Neil Murray
- Officers attending: Simon Cousins, Democratic Services, Kieron Manning, Dave Walker and Louise Simpson
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The Planning Committee comprises democratically elected members who will be presented with a recommendation from the professional officers for each application on the agenda. After each application has been presented, those interested parties who have registered to speak will then be given 5 minutes to verbally present their views, and, following this, the committee will debate each proposal and make the decision, having considered all relevant information.

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

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

A G E N D A

SECTION A	Page(s)
1. Confirmation of Minutes - 11 August 2021	5 - 12
2. Declarations of Interest	
Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
3. Update Sheet	To Be Tabled

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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 Twedde (*in the Chair*),
Councillor Bob Bushell, Councillor Bill Bilton, Councillor
Chris Burke, Councillor Sue Burke, Councillor
Gary Hewson, Councillor Bill Mara, Councillor
Rebecca Longbottom, Councillor Mark Storer, Councillor
Edmund Strengiel and Councillor Calum Watt

Apologies for Absence: Councillor Biff Bean and Councillor Liz Bushell

13. Confirmation of Minutes - 14 July 2021

RESOLVED that the minutes of the meeting held on 14 July 2021 be confirmed.

14. Declarations of Interest

No declarations of interest were received.

15. Work to Trees in City Council Ownership

Lee George, Open Spaces Officer on behalf of Dave Walker, Arboricultural Officer:

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

Councillor Strengiel asked for confirmation on behalf of one of his constituents that the Oak tree at 200 Fulmar Road would be felled and replaced with a suitable specimen.

Lee George advised that the tree would be felled due it having caused direct damage to the property boundary at 200 Fulmar Road being in close proximity to the main residential structure. It would be replaced with another Oak tree, considered to be a good species, in a suitable position along the side of the adjacent pathway.

Councillor Longbottom thanked officers for providing additional information within the tree schedule as to where replacement trees would be located. This was very helpful.

Councillor Longbottom referred to works to fell a Maple tree in Boutham Park near the Grandstand area, which included removal of standing deadwood. She emphasised the importance of deadwood as habitat for insects etc and asked for Council policy on retaining deadwood from felled trees in the interests of biodiversity.

Lee George advised that this particular tree was situated near to the public footpath. The canopy would be taken out in the interest of public safety, and the stem would be retained if possible. The ability to retain standing deadwood depended on the location of the tree, if there was decay present and the roots of the tree were close to the footpath it may be safer to remove. A replacement Maple would be planted in close proximity to the position of the original tree.

The Chair emphasised the importance of giving trees the attention they deserved.

Councillor Hewson commented on a great deal of deadwood lying on the ground in Boutham Park. He stated that the Council worked alongside various partners including Lincolnshire Wildlife Trust to seek advice on suitable habitats for wildlife provided by trees and highly valued the importance of trees in general.

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

16. Tree Planting

Lee George, Open Spaces Officer:

- a. presented a report in response to a request made by Planning Committee to set out the Council's policy on tree replacements, and specifically to consider the planting of more trees, or larger replacement trees
- b. highlighted that as the benefits of trees were well known, the Council sought to find a way to balance the difficulties of growing trees in tight urban situations, and the inherent demands on space
- c. detailed within the report the defence of this policy, highlighting the reasons that larger trees would not bring proportionate benefits, and why to guarantee to plant more than one tree for each tree lost would be problematic
- d. referred to the Council's tree planting policy for many years of planting 'one for one' for each tree removed as stated in the Council's existing Open Space and Tree Management Policy which also gave priority to the planting of native species
- e. reported that in more recent years the Council had been asked to reconsider if 'one for one' was reasonable and if more trees or larger trees should be planted to offset the impacts of carbon footprint
- f. outlined the consideration of the options around whether we could plant more trees and larger trees together with the policy and challenges this presented in urban environments as detailed within paragraph 4 of the report
- g. reported on the Council's practice to plant trees of species and sizes considered to be appropriate for the conditions, based on the judgement of the Arboricultural Officer, drawing on his knowledge and expertise
- h. referred to work on the introduction of a Tree Policy which would give specific mention to tree choice options and planting/aftercare

arrangements with use of processes such as mycorrhizal fungi at planting stage to try to enhance survival rates

- i. summarised the reasons why it was not recommended that the Council moved to a blanket decision to plant larger trees and the real practical difficulties in terms of planting more than one tree each time a tree was lost
- j. requested members feedback on the content of the report.

Members discussed the content of the report in further detail, asked questions and received relevant responses as follows:

- Question: Was it possible to identify suitable locations for additional tree planting schemes in the city, utilising appropriate bids to funding streams promoting reductions in carbon impact?
- Response: Most tree planting was funded out of the Council's own budget using local suppliers which offered best value for money.
- Comment: The report implied there were not sufficient funds for larger trees. An increase in trees was good for the environment, therefore seeking external funding streams would be of benefit to the city.
- Response: Additional funding was always sought as a matter of course as and when it became available. For example, recent collaboration work had taken place with Lincoln Community Trust to achieve funding for renovation work to Boultham Park. It was often the case that third parties were more successful in accessing funding streams and initiatives.

RESOLVED that the content of the report by Planning Committee be noted.

17. Applications for Development
18. Land to The Rear of 116 High Street, Lincoln

The Assistant Director for Planning:

- a. described the application site; land to the rear of 116 High Street currently vacant, comprised of unmade ground and gravel, located to the west of High Street properties
- b. advised that the land in between the rear of these properties and the site formed the service yard to 116 High Street, including a single storey metal clad store and some air conditioning units, to be accessed from Gaunt Street between no's 7 and 11 across the existing service yard
- c. described the rear boundaries to the south of the site with properties on Gaunt Street defined by a substantial 3.2m high wall, to the north the rear boundaries of properties on Anchor Close defined by a 1.8m high fence and to the west of the site a low-level laurel hedge which defined the boundary with Woodburn Place, accommodated by flats accessed via a footpath within the site adjacent to the south boundary
- d. advised that planning permission was sought for the erection of a two-storey building to accommodate four two-bedroomed flats, together with an

acoustic enclosure to the existing air conditioning units to the rear of 116 High Street added to the proposal during the application process

- e. added that in an attempt to address some of the concerns of neighbouring properties, the revised plans also identified the positioning of all neighbouring properties on the elevations, sight lines from neighbouring properties towards the development, the outline of a previously approved development, the position of a new 2m high fence adjacent to the west boundary, together with the provision of a Daylight and Sunlight Report and a Noise Impact Assessment
- f. outlined the relevant site history to the application site as detailed in full within the officer's report
- g. provided details of the policies pertaining to the application, as follows:
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP2: The Spatial Strategy and Settlement Hierarchy
 - Policy LP13: Accessibility and Transport
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP16: Development on Land Affected by Contamination
 - Policy LP25: The Historic Environment
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework
- h. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Principle of Use
 - Visual Amenity
 - Residential Amenity
 - Noise
 - Access and Highways
 - Archaeology
 - Drainage
 - Land Contamination and Air Pollution
- i. outlined the responses made to the consultation exercise
- j. concluded that:
 - The principle of the use of the site for residential purposes was considered to be acceptable, a use which had also been established by previous permissions.
 - The development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, and design.
 - The proposals would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
 - Technical matters relating to noise, access and parking, contamination, archaeology, and drainage were to the satisfaction of the relevant consultees and could be dealt with as necessary by condition.

- The proposals would therefore be in accordance with the requirements of CLLP Policies LP1, LP2, LP13, LP14, LP16, LP25 and LP26 and the NPPF.

Laura Galluccio, local resident, addressed Planning Committee in objection to the application, making the following points:

- She would not read out the local objections to the application as these were outlined within the officer's report
- Instead, she would try to reflect on the type of development plans involved here.
- The proposals represented exploitation of 'our' territory at the expense of local residents.
- The developers were hoping to 'squeeze' as much use into a small area as possible.
- This was a 'for profit' development without consideration of the impact on local residents being taken into account.
- She would end up with a 2-metre fence and a 3-metre brick wall either side of her property.
- The development took sunlight away from adjacent properties.
- To say that the revised application would have a lower impact on neighbouring properties was not true to reality.
- The proposed development would result in loss of sunlight to her back garden. The shadow of the 2.4m high shed would take half the sunlight from her garden at 3.30pm in the afternoon.
- She needed sunshine to maintain her good health which was the reason she purchased this south facing property
- Issues of scale and height. A bungalow or single storey development for two flats would be more suited to this location and much more pleasant for local residents and the new residents coming to live there.
- A similar planning application for the site was refused in 2013.
- In 2019 planning permission for the site was granted.
- Now we had another planning application. She wondered whether the decision to approve planning permission for the site in 2019 was the correct choice.
- Planning Committee should be most concerned with the protection of local residents rather than profit to be made by developers.
- This application should reflect community interest rather than profit.

Stephen Gale addressed Planning Committee on behalf of the agent for the application, covering the following main points:

- His client already had planning permission for the erection of a two-storey extension building and two semi-detached dwellings, consent which was not due to expire until February 2022.
- The design of the building had been changed following the pre application process to reduce its height from 6m to 4.3m at eaves height.
- Measures had also been put in place to mitigate concerns raised regarding noise and overshadowing.
- An enclosure was incorporated within the development plans to improve the acoustic appearance of existing air conditioning units.
- Part of the first floor was located within the roof and was not of such a high scale as people thought.

- This planning application improved that originally submitted two years previously.
- The proposals represented a more interesting application.
- He thanked Planning Committee for their time.

The Committee discussed the content of the report in further detail.

The following comments were put forward in support of the proposals:

- The provision of an acoustic enclosure was pleasing to see. The member had visited the site and it did appear quite loud.
- The principle of use was good; more housing was needed in the city.
- The main concern was the elevation; however, this had already been discussed in the previous planning application.
- The Pollution Control Officer was satisfied with the proposals.
- The footprint of this scheme had been moved further away from 23 Anchor Street and no further north than the previous application. For this reason, impact on light could only be judged as the lay-out of the proposals were further south than planning permission previously granted.
- The layout/accommodation of the revised proposals would be far better for the residents of Anchor Close and Woodburn Place as the footprint had moved further east than the previous planning permission granted.
- The local resident spoke passionately about her concerns; the applicant had also taken steps to put in place mitigation measures to avoid the impact being so high.
- The 2019 permission already granted for this site was more intrusive than that before us this evening and could still be built. There was no legitimate reason to refuse planning permission.

The following matters of concern in relation to the planning application were raised by members:

- It was a little concerning that the sunlight report only referred to 1 day of the year and at one particular time of the year.
- The height of the boundary fence to the north elevation seemed close to the adjacent property.
- Due to overlooking, a one storey property would be the preferred option.
- This development was slightly bigger in size than the previous permission granted.
- This was a high-density area and although there was a desperate need for more housing there were good planning reasons for this application to be refused.
- Concerns over height/loss of light to gardens.
- The photographs did not portray the size of the site, which the member had visited. It was not just the impact on existing buildings to be considered here, but also those people who would choose to live there.
- The site would be a dark area.
- The site was 1.2m from the boundary of Anchor Close and 1.4m from Gaunt Street alongside a high brick wall.
- Severe reservations were expressed regarding the proposals for 4 flats., two semi-detached houses would be preferred

The Assistant Director of Planning offered the following point of clarification to members:

- This was a tight site which was notoriously difficult to deal with. As an empty site it was not sustainable either which made it a big challenge for the Planning Authority.
- A number of discussions had been held with the applicant to negotiate an acceptable position to which was acceptable to the Planning Authority.
- The Pollution Control Officer had considered loss of light. No request to prepare a light assessment had been made, however this had still been carried out to offer reassurance.
- Due to the nature of lower eaves levels, the proposal was considered to be acceptable.
- This application was 1.5 metres further away from Woodburn Close and the western corner was also slightly further away compared to the existing consent.
- The existing consent was a material planning consideration here; refusal would be a key planning factor in the planning inspector's consideration at any appeal stage.
- A single storey development may be preferred; however, members should consider each application on its own merits. The upper floor being located in the roof space was perhaps not as significant in terms of height as first perceived.
- There would be some form of impact on the properties either side of the development, the remit of members today was to determine whether or not this impact was of a sufficient level to warrant refusal.

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

- Time limit of the permission
- Development in accordance with approved plans
- Contaminated land
- Archaeological WSI and foundation design
- Surface water drainage scheme
- Land levels and finished floor levels
- Samples of materials
- Landscaping scheme
- Bin and cycle storage details
- Design of acoustic enclosure (as required)
- Implementation of boundary treatment
- Assessment of off-site impact of external lighting prior to installation
- Construction of the development (delivery times and working hours)
- Windows and doors set in reveal

19. The Parachute Regimental Association Memorial Garden, Castle Hill, Lincoln

The Planning Team Leader:

- a. advised that planning permission was sought for the construction of railings on top of an existing parapet wall upstand to a raised access landing at the Parachute Regimental Association Memorial Garden
- b. described the location of the site located between Castle Square Car Park and the eastern wall of Lincoln Castle, within the Cathedral and City Centre Conservation Area No 1

- c. highlighted that the application was brought before Planning Committee this evening as the applicant was related to a City Council employee
- d. provided details of the policies pertaining to the application, as follows:
 - Policy LP25: The Historic Environment
 - National Planning Policy Framework
- e. advised the Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Visual Amenity
 - Impact on the Character and Appearance of the Conservation Area
 - Setting of the Adjacent Listed Building
- f. reported that no public responses had been received in relation to the consultation exercise
- g. concluded that the proposed railings would preserve the character and appearance of the Conservation Area in accordance with LP25 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

The Committee discussed the content of the report in further detail. Members expressed their support for improvements to the Parachute Regiment Garden in recognition of the important contribution the Parachute Regiment Association had made to the country and in interests of maintaining adequate safety measures in keeping with the Castle area

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

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

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

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

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.

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 7 / SCHEDULE DATE: 08/09/2021**

Item No	Status e.g. CAC	Specific Location	Tree Species and description/ reasons for work / Ward.	Recommendation
1	N/A	24 Croft Street	<u>Abbey Ward</u> 1 x Rowan <u>Fell</u> This tree is currently retained as standing deadwood.	Approve works – replant with a replacement Rowan; to be located in close proximity to the original planting.
2	N/A	14 Croft Street	<u>Abbey Ward</u> 1 x Lime <u>Fell</u> This tree is currently retained as standing deadwood.	Approve works – replant with a replacement Lime; to be located in close proximity to the original planting.
3	N/A	57-65 Arthur Taylor Street	<u>Carholme ward</u> 1 x Sycamore <u>Fell</u> This is a self-set tree which has the potential to cause structural damage to the adjacent building.	Approve work – replace with a suitable native species to be located outside flat numbers 49-57 Carr Street.
4	N/A	114 Macaulay Drive	<u>Glebe Ward</u> 2 x Chamaecyparis 1 x Cupressus 1 x dead Cupressus <u>Fell</u> These trees are currently overhanging the adjoining property boundaries and are all in poor condition; they reduce the ability of residing tenants to utilise approximately 1/3 of the rear garden.	Approve works – replace Chamaecyparis with 2 x Spindle to be located at the junction with Coleridge Gardens. Replace 2 Cupressus with 2 x spindle to be located at the junction with Swift Gardens

5	N/A	Hartsholme country park - opposite park rangers office	<p><u>Hartsholme Ward</u> 3x Elm <u>Fell</u> These trees are in decline due to the presence of Dutch Elm Disease.</p>	<p>Approve works - replace with two heritage apple trees to be planted within the immediate area; the third tree to be replaced with a native species, to be planted within the hedgerow situated to the west of the original planting location.</p>
6	N/A	Hartsholme country park - opposite park rangers office	<p><u>Hartsholme Ward</u> 1x Sycamore <u>Removal of tree</u> This tree is of poor condition and exhibits a cavity at its base through which internal decay can be observed; due to the proposed removal of neighbouring elms this tree is likely to be prone to unpredictable collapse.</p>	<p>Approve works- replace tree with a suitable native species, to be planted within the hedgerow situated to the west of the current location.</p>

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SUBJECT: CONFIRMATION OF TREE PRESERVATION ORDER NO.163

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: KIERON MANNING, ASSISTANT DIRECTOR - PLANNING

1. Purpose of Report

1.1 To have confirmed one (temporary) Tree Preservation Order, made by the Planning Manager under delegated powers. The order currently provides 6 months of temporary protection for the tree but is required to be confirmed by the Planning Committee to provide long term future protection.

2. Executive Summary

2.1 A Tree Preservation Order gives statutory protection to trees that contribute to the amenity, natural heritage or attractiveness and character of a locality.

2.2 The making of any Tree Preservation Order is likely to result in further demands on staff time to deal with any applications submitted for consent to carry out tree work and to provide advice and assistance to owners and others regarding protected trees. This is, however, contained within existing staffing resources.

2.3 The making of Tree Preservation Orders reduces the risk of losing important trees, groups of trees and woodlands. It further allows the Council to protect trees that contribute to local environment quality.

3. Background

3.1 Tree Preservation Order 163 was made on 10th May 2021 protecting 1no. Horse Chestnut (*Aesculus hippocastanum*) tree on the southern boundary of 51 Meadowlake Crescent, Lincoln, LN6 0HZ adjacent to 53 Meadowlake Crescent, Lincoln, LN6 0HZ.

3.2 The tree is considered to contribute to the visual amenity of the area and the unauthorised removal of the tree would be considered to be detrimental to visual amenity.

3.3 The initial 6 months of protection would end for the Tree Preservation Order on 10th November 2021.

4. Consideration

The reason for making a Tree Preservation Order on this site is as a result of a request received from Ewan Murray, Arboricultural Officer. He was made aware of an intention to remove this tree and carried out a site visit to assess the tree for a Tree Preservation Order on this basis. The tree was identified to be suitable for

protection under a Tree Preservation Order as the tree has a high amenity value and the removal would have a significant effect on the aesthetic appearance of the area.

Following an extended 51-day period of consultation there has been an objection received to the order from the occupants of 53 Meadowlake Crescent, citing concerns over the size of the tree and particularly the proximity to their conservatory roof. The occupants have stated that leaves that fall from the tree regularly block the guttering which results in damp on the internal conservatory walls, they also fall to the adjacent path, making it slippery and a potential hazard. Additionally, they state that conkers regularly fall onto both the conservatory roof and the adjacent path, causing concern of potential damage to both property and person.

A copy of the objection received is included with this report, however it has been redacted in line with GDPR to remove reference to both personal and special category data.

An objection has also been received from the occupants of 51 Meadowlake Crescent, where the tree is located. They have raised concerns that the tree is extremely large and close to the bungalow. There are concerns over some low hanging branches and potential for damage should they fall.

These objections have been reviewed by the Arboricultural Officer and it is felt that the concerns raised can be dealt with by remedial works to the tree; and that most of points raised are part of the natural lifecycle of a tree. The large size of the tree and the amenity value that it adds to the local area are the primary incentives to placing this Tree Preservation Order which will ensure both the trees retention and correct management in the future.

5. Strategic Priorities

- 5.1 Confirmation of Tree Preservation Order 163 would ensure that the trees would 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 enhancing our remarkable place.

6. Organisational Impacts

- 6.1 Legal Implications – Anyone who wishes to carry out works to the trees will require consent from the City of Lincoln Council first.

7. Recommendation

- 7.1 It is recommended that Members confirm the Tree Preservation Order without modifications, and that the Officer carries out the requisite procedures for confirmation.

How many appendices does the report contain?

None

List of Background Papers:

None

Lead Officer:

Kieron Manning, Assistant Director - Planning
Telephone (01522) 873551

Mrs V Wilson
53 Meadow Lake Crescent
LN6 0TZ

Dear Sir / Madam.

In regards of your letter dated 13/5/21 The Preservation Order.

The Horse Chestnut on the next door's property has been causing my partner and I so much distress, when we moved here seven years ago the tree was somewhat manageable but it has grown so much that it is not far away from the conservatory roof. The millions of leaves that fall down block the guttering and the rain water cannot escape now damp is occurring for about an 1/2 all around the inside of the conservatory. The conkers give us nightmares. We have had them fall down on us when we go to our bins, with 1 minute is dangerous.

The conkers from the Horse Chestnut rain down on the conservatory roof like missiles they really really make us jump. Visitors have said the same. They just smash down. It's like living on a rifle range. The leaves land on the pathway leading to the bins and get really slippery. If either of us falls due to the leaves we will end up in hospital. The tree is really huge.

We know trees are beautiful but this one is in a bad position. This tree grows approx. one foot a year, so it is now seven foot higher and wider than it was when we bought the property. Perhaps you could send a surveyor down to look at the tree and also see the damp in the conservatory.

We have to have people out quite regularly to clean the guttering and unblock the drains. At the back of the conservatory is a gully where it is connected to the main building lots of leaves collect in it so when it rains the water cannot pass through and gets blocked up and is very difficult to access without climbing up onto the roof. Yours sincerely V Wilson (Mrs)

I want to appeal against the tree preservation order in tree in 51 meadowlake crescent due to the size of the tree being enormous, After being trimmed back a few years ago it has now overgrown to having my neighbours at 53 meadowlake constantly complaining about the damage the conkers are doing to their conservatory and potentially the harm themselves if it was to fall off. The sheer size of the tree is now worrying me as it is very close and low to my bungalow, as I now have children I am becoming more anxious of the low branches etc.

I do also believe they may be another reason out of spite why someone has wanted to put this tpo on my tree for what reason I don't know but I have done my research and said tree is the only one that is in for appeal for a tpo which isn't in woodlands or park areas, which baffles me due to me having an even larger horse chestnut tree chopped down which was next to the one which is mentioned and no obligations.

Many thanks

T bday

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Application Number:	2021/0547/FUL
Site Address:	192 West Parade, Lincoln
Target Date:	27th August 2021
Agent Name:	Heronswood Design Ltd
Applicant Name:	Mr Graham Smith
Proposal:	Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Background - Site Location and Description

Permission is sought for a one-bedroom property with one off road parking space. The property would have a double bedroom, bathroom, and open plan kitchen/living area. The existing lean-to garage would be demolished as part of the proposal.

192 West Parade is a large House in Multiple Occupation situated on the corner of West Parade with Hampton Street. The proposed dwelling, whilst to the rear of 192, would front onto Hampton Street.

The site is situated within the West Parade and Brayford Conservation Area.

Site History

Reference:	Description	Status	Decision Date:
2021/0344/FUL	Demolition of existing garage to accommodate erection of two dwellings and creation of new vehicular access.	Withdrawn	29th June 2021

The decision was taken to withdraw the previous application because Officers had concerns about the proposed design and did not support the scheme. Pre application advice was then sought on a scaled back scheme which would be supported by Officers.

Case Officer Site Visit

Undertaken on 8th June 2021.

Policies Referred to

- National Planning Policy
- Central Lincolnshire Local Plan Policy LP26

Issues

- Principle of the Development
- Visual Amenity
- Impact on Neighbours
- Technical Matters

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	Comments Received
West End Residents Association	Comments Received
Highways & Planning	Comments Received
Lincoln Civic Trust	Comments received

Public Consultation Responses

Name	Address
Peter Kosmalski	
Mr Robin Lewis	22 York Avenue Lincoln Lincolnshire LN1 1LL
Marie Phillips	2 Chapel House Hampton Street Lincoln Lincolnshire LN1 1NE
Duncan Howells	99 West Parade Lincoln Lincolnshire LN1 1QR
Mr Peter Kosmalski	194 West Parade Lincoln Lincolnshire LN1 1LY
Kathryn Holbrook	41 Victoria Street Lincoln Lincolnshire LN1 1HY
Mr Michal Olszewski	103 West Parade Lincoln Lincolnshire LN1 1QR
Mr Gary James	14 Cambridge Avenue Lincoln Lincolnshire LN1 1LS

Mr Paul Headland	6 Bedford Street Lincoln Lincolnshire LN1 1NA
Mrs Ann Marsden	
Mrs Linda Hall	2 North Parade Lincoln Lincolnshire LN1 1LB
Mr Francis Hancocks	1 Hampton Street Lincoln Lincolnshire LN1 1LG
Ilona Kruppa	2 Hampton Manor Hampton Street Lincoln Lincolnshire LN1 1BJ
Dr Mikey Murray	5 Richmond Road Lincoln Lincolnshire LN1 1LQ
Mr Richard Coxon	38 Richmond Road Lincoln Lincolnshire LN1 1LQ
Miss Phillips	2 Chapel House Hampton Street Lincoln Lincolnshire LN1 1NE
Sarah Jenkins	15 Queens Crescent Lincoln Lincolnshire LN1 1LR

Copies of the letters of objections have been included in full as part of this report. The main issues are summarised as:

- The proposed building would over develop the site
- Robbing the current property of any on-site parking. As the current property is a six bed HMO this could potentially mean six cars needing to park on the street.
- On street parking bay would be lost if the drop kerb were relocated to the area on the plane,
- Loss of residential permit parking spaces in the area.
- Not in the spirit of maintaining the plot as per its original use of a family home and garden space. Building a new dwelling in this space adds to pollution in Lincoln's West End,
- Not in the spirit of the council's article 4
- Blanket ban on planning that increases the size of a HMO and this clearly is what this is intended to do,

- The garden is a garden it's not a building plot and should stay as a garden with a driveway to accommodate some parking for the tenants in the house.
- The suggested repositioning of the BT box in front of the neighbour's house
- This application will set a dangerous precedent
- Doubts whether the existing water and sewage arrangements would be able to cope with the increased requirements of this proposed development

Consideration

Principle of the Development

The principle of altering an existing dwelling in an established residential area is acceptable and supported by Policy LP26 subject to all technical matters being agreed.

Visual Amenity

The application site is situated within the West Parade and Brayford Conservation Area. Policy LP25 of the Central Lincolnshire Local Plan states that "Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

The proposed dwelling would measure 8.7metres in length and 4.7metres in depth. It would have a hipped roof and be constructed of materials to match 192 West Parade. The property would be single storey and has been designed to be viewed as an outbuilding, much like the existing garage which would be removed as part of this application. The mass, scale and height would be appropriate in this location. Separation between the property and 1 Hampton Street would be retained with a garden and off-street parking provided on the plot. Therefore, it is not considered that the proposal represents an over development of the site. This maintains the characteristic of the streetscene and would be in accordance with the criteria of LP25.

Impact on Neighbours

The proposed property would be single storey, therefore there would be limited scope for overlooking or loss of light. There would be two windows in the north elevation, serving the living accommodation, looking onto the blank gable wall of 1 Hampton Street. The modest scale of the development would mean that there would be no adverse increase in noise and the residential use is compatible with neighbouring uses.

Article 4

Local residents and WERA consider that the proposal is not in the spirit of the council's article 4. The Article 4 direction was intended to manage the future development of HMOs to ensure such developments would not lead to or increase existing over concentrations of HMOs which are considered harmful to the local community. The article 4 direction does not restrict any development in this area of the city.

There is a misconception that the proposal would increase the size of an existing HMO. The application is for a self-contained 1-bedroom property. There is no access to the main house from the proposed property, nor does the proposed property rely on the

neighbouring house for any amenities. Therefore, the application does not increase the size of 192 West Parade and should be considered on its own merit.

Precedent

Neighbours are concerned that the proposed application would set a precedent in the area for the same type of development elsewhere. Every application is decided on its own merit. The approval of this application would not mean that any infill development would be acceptable, every application would need to be determined taking into the consideration the individual circumstances and contexts of the schemes.

Technical Matters

Highways

The proposed application would provide for one off street parking space for the proposed dwelling. The access to the parking space would be taken from Hampton Street and require the existing opening in the wall to be moved. The existing wall opening would be bricked up and a new one created closer to 1 Hampton Street.

Neighbours have cited concerns about the loss of off-street parking for the existing property. However, the Highways Authority have raised no objections to the proposal and do not consider that the proposal would result in any issues relating to highway safety or highway capacity. As the proposal would have its own off-street parking it would not be eligible for a residents parking permit.

Drainage

Neighbours have doubts whether the existing water and sewage arrangements would be able to cope with the increased requirements of this proposed development. The applications would be required to get the necessary permits from Anglian Water, who would assess the capacity of the local network.

Trees

There are a number of woody plant species located within the rear garden of 192 West Parade, these are presently exempt from protection due to their current size; all having basal diameters of less than 75cm when measured at 1.5 metres from ground level.

A Sycamore Tree is located on land to the south west of the proposed development – the Root Protection Area of this tree is likely to be unaffected by development however the canopy scaffold of this tree may require a certain amount of facilitative pruning to ensure building works do not cause damage to branches which are currently overhanging or in close proximity to the property boundary.

A *Corylus avellana* is close to the dividing wall (between 192 and 194) – The proposed development drawing indicates that a considerable percentage of the RPA of this tree will lay beneath a proposed car parking area however the nature of the proposed construction and wearing surface of this area is not identified within the proposed plans. To ensure the tree is protected from compaction or mechanical damage a condition could be attached to any permission given.

S106

Given the application site is within the Carholme Ward there would be a requirement for the applicants to enter into a S106 agreement to ensure that the property is not occupied by students. This stipulation is applied to all new builds in the West End of Lincoln due to issues which have arisen from an over population of students in the past which has caused an imbalance in the community. The applicants are happy to enter into such an agreement should members be minded to approve the application.

Conclusion

The application proposes a one-bedroom property in a plot between 192 West Parade and 1 Hampton Street. The proposal would not increase the size of the existing HMO at 192 West Parade and would be a modest residential unit for occupation by anyone other than students. Its design is appropriate given the surrounding context and it would result in no adverse impacts on residential neighbours. It is therefore considered to be in accordance with local planning policies LP25 and 26.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally subject to the signing of a S106 agreement that the approved property is not occupied by students.

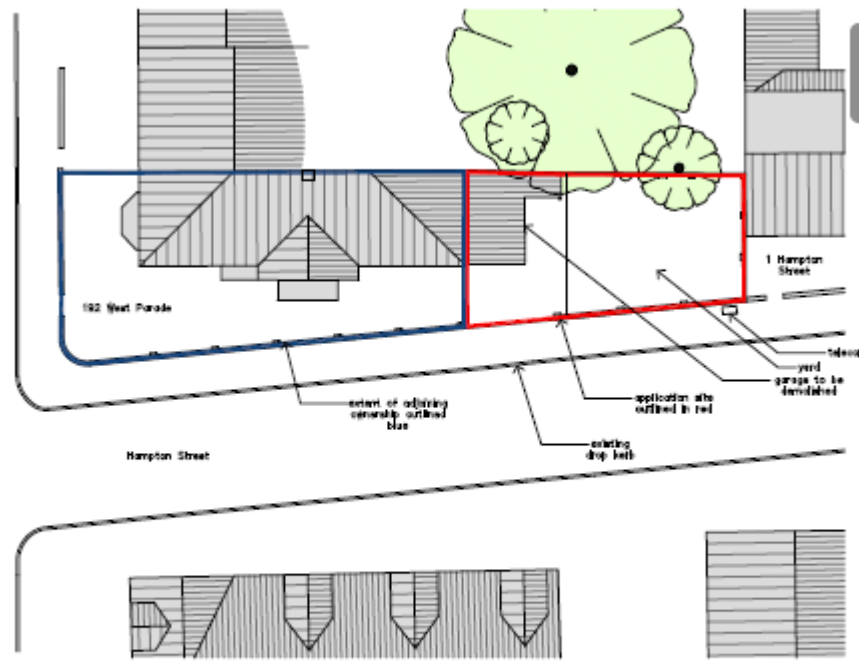
Conditions

- Development to commence within 3 years
- Development to be in accordance with the plans
- Highways condition requiring the stopping up of the existing driveway access
- Tree Root Protection details prior to commencement of development.
- Construction hours restricted

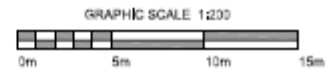
Site Location Plan



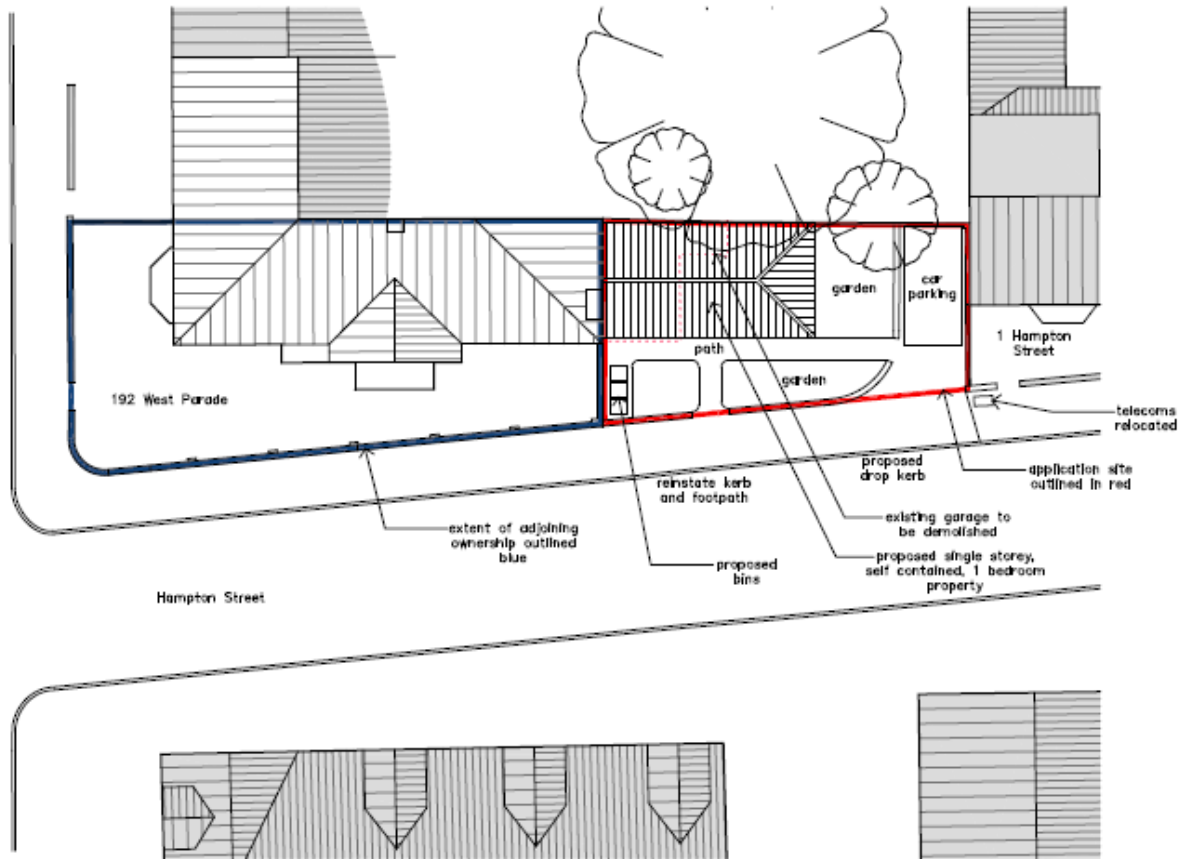
Existing Plans



existing
Block Plan @ 1:200



Proposed Plans



proposed
Block Plan @ 1:200



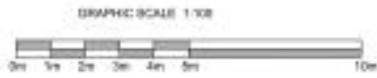
GRAPHIC SCALE 1:200



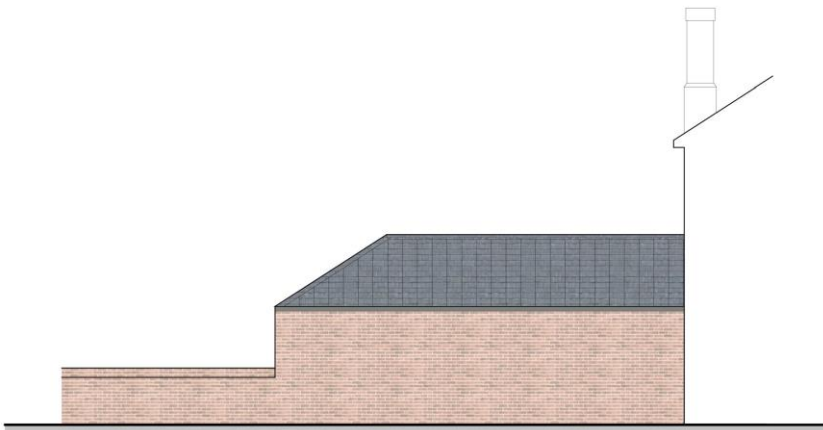
Street Scene @ 1:100



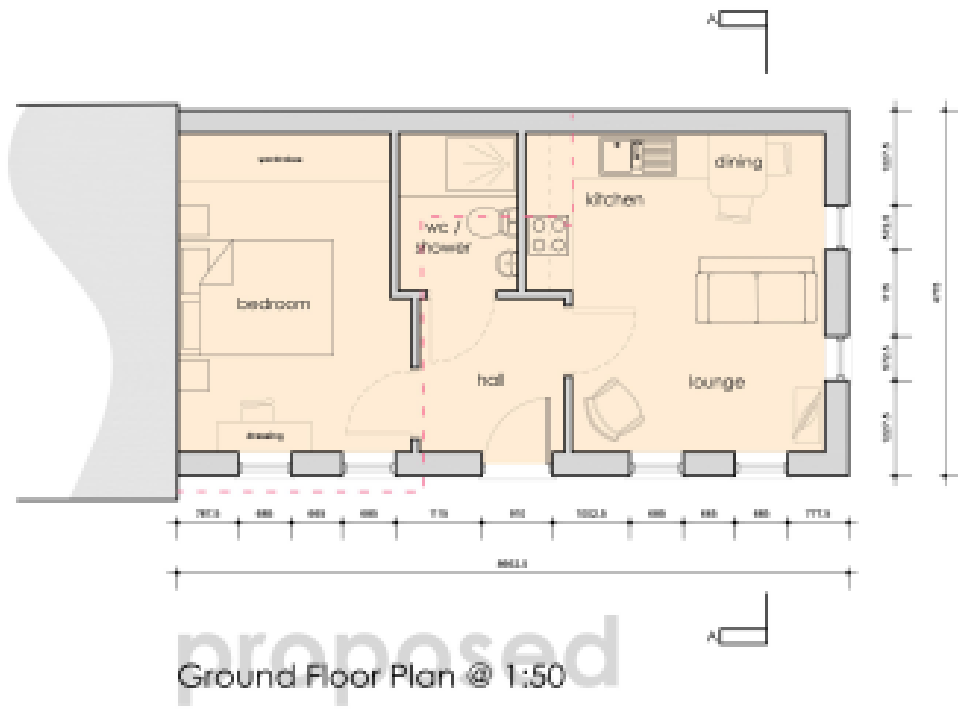
front
Elevation (South East) @ 1:100



side
Elevation (North East) @ 1:100



rear
Elevation (North West) @ 1:100



Site Photos





Consultee Responses



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: 2021/ 0547/FUL

19th July 2021

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Consultation on Planning Permission

192 West Parade, Lincoln, Lincolnshire, LN1 1LY

Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Lincolnshire Police do not have any objections to this 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)

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION We feel that this is overdevelopment of the site with the main house already being a 6 HMO. It also means the removal of an on-street residents parking space and it will be higher than the current structure which will have light implications in a very congested area.

To: Lincoln City Council Application Ref: 2021/0547/FUL

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Location: 192 West Parade, Lincoln, Lincolnshire, LN1 1LY

With reference to the above application received 6 July 2021

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) /REASONS FOR REFUSAL

Highway Condition 12

Within seven days of the new access being brought into use, the existing access onto Hampton Street shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

To reduce to a minimum, the number of individual access points to the property, in the interests of road safety.

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification

that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@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. For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to surface water risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water risk for this planning application.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.

NO OBS

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

Note to Officer:

Proposal requires the relocation of existing public utilities, applicant is advised to contact the relevant authority regarding this.

Case Officer:

Date: 14/07/2021

John Clifton

for Warren Peppard
Head of Development Management

Consultee Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Consultee Details

Name: Jayne Arnold

Address: 1 Tennyson Street, Lincoln, Lincolnshire LN1 1LZ

Email: Not Available

On Behalf Of: West End Residents Association

Comments

West End Residents Association, WERA, strongly objects to this planning application.

The community spirit and neighbourliness that we have in this area are largely due to the number of families here who care passionately about contributing towards a safe, pleasant and caring community. They also maintain their Victorian properties to a high standard, in keeping with the aims of the original architects. The new house applied for is not big enough to house a family, but is merely seeking to be an extension to the main HMO house, under another guise. It would also mean the ecological loss of the biodiversity that would otherwise flourish in a garden.

It is flouting the spirit of Article 4, seeking only to increase the amount of accommodation available to a transient population who contribute little to our community, and frequently actually bring about harm and distress to local residents. It would constitute an overdevelopment of the whole of the West End, of this area of West Parade/Hampton St, and of this property in particular. It would put extra pressure on our local amenities. There would be severe implications for road safety in this already congested area. Of particular worry is the safety of pedestrians, including unaccompanied children, using Hampton Street to reach the junior school. They would be put at particular risk from the increased amount of vehicle movements entering and exiting this property, as well as reduced visibility due to potential illegal parking, caused in part by the loss of 2 on-street parking spaces, (see below).

We are very concerned about the impact that this proposed development would have on its immediate neighbours by reducing light at 194 West Parade, as well as those on Hampton Street and West Parade who would be impacted at a greater radius by an increase in night-time noise, rubbish left in gardens, wheelie bins left on pavements and the potential increase in the number of vehicles attempting to park in the evenings.

We are also concerned about the possible impact on parking.

Here's the maths:

Lose: one garage parking space plus room to park in front of garage = 2 spaces lost from 192 West Parade.

Gain: one off street parking spaces at side of new apartments.

However, occupants of 192 could then apply for two residents parking permits. Occupants of the extra house might also apply for a Residents Parking Permit, as the house could accommodate two people, with a car each. Therefore there could potentially be 3 extra permits applied for which the West End doesn't need!

Also approximately 2 on-street parking spaces would be lost on Hampton Street to allow vehicular access - which the West End definitely doesn't need!

We strongly object to this planning application that is seeking, by stealth, to open a loophole around Article 4 that would be of great detriment to our area, as well as causing a severe impact on the congestion of this already busy area.

This application is merely a re-submission of the previous one, with a few minor changes. It still contains all the flaws of its predecessor, and therefore for all the same reasons as previously, WERA strongly objects.

Neighbour Reponses

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 103 West Parade Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a resubmission of the application that has been already protested by the public. Therefore, all the reasons given last time are applicable

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 15 Queens Crescent Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development for the following reasons.

The proposed building would over develop the site, robbing the current property of any on site parking. As the current property is a six bed HMO this could potentially mean six cars needing to park on the street. On street parking is already a problem on Hampton Street causing cars to park on the double yellow lines and causing a bottle neck.

In addition to the loss of on site parking it would appear that an on street parking bay would be lost if the drop kerb were relocated to the area on the plane, adding to the parking problem in the area.

Site is too small to accommodate a further property without significant impact to the surrounding properties.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 2 Chapel House Hampton street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Whilst this submission is more appealing I still cannot justify the loss of residential permit parking spaces in the area. A dropped curb and driveway already exist at the property which doesn't impact on the local residents surely a more sensible approach would be to utilise this space for the propose parking space? If the plans were to have no proposed parking or loss to permit spaces then I would have no objections and can't see how anyone else would either.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of

new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 5 Richmond Rd Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:This application is not in the spirit of maintaining the plot as per its original use of a family home and garden space. Building a new dwelling in this space adds to pollution in Lincoln's West End, with potential for more cars (and reduction in on street parking for existing residents) and the heavy carbon footprint of multiple occupancies in such a small plot. It is also not in the spirit of the council's article 4 and would create an irreversible use change of the plot.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Dr Mikey Murray

Address: 5 Richmond Rd Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is not in the spirit of maintaining the plot as per its original use of a family home and garden space. Building a new dwelling in this space adds to pollution in Lincoln's West End, with potential for more cars (and reduction in on street parking for existing residents) and the heavy carbon footprint of multiple occupancies in such a small plot. It is also not in the spirit of the council's article 4 and would create an irreversible use change of the plot.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Miss Miss phillips

Address: 2 Chapel House Hampton street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst this submission is more appealing I still cannot justify the loss of residential permit parking spaces in the area. A dropped curb and driveway already exist at the property which doesn't impact on the local residents surely a more sensible approach would be to utilise this space for the propose parking space? If the plans were to have no proposed parking or loss to permit spaces then I would have no objections and can't see how anyone else would either.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Michal Olszewski

Address: 103 West Parade Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a resubmission of the application that has been already protested by the public. Therefore, all the reasons given last time are applicable.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Sarah Jenkins

Address: 15 Queens Crescent Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development for the following reasons.

The proposed building would over develop the site, robbing the current property of any on site parking. As the current property is a six bed HMO this could potentially mean six cars needing to park on the street. On street parking is already a problem on Hampton Street causing cars to park on the double yellow lines and causing a bottle neck.

In addition to the loss of on site parking it would appear that an on street parking bay would be lost if the drop kerb were relocated to the area on the plane, adding to the parking problem in the area.

Site is too small to accommodate a further property without significant impact to the surrounding properties.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 2 Chapel House Hampton street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning should not be considered, I'm surprised the planning department are encouraging this sort of application in the west end as there's been a blanket ban on planning that increases the size of a HMO and this clearly is what this is intended to do, the garden is a garden it's not a building plot and should stay as a garden with a driveway to accommodate some parking for the tenants in the house.

I have no problem with the Garage being converted into a better space for the house.

My main problem also is the way this will impact the residential parking, I'm not sure why a property in the west end should be able to change this and the suggested repositioning of the BT box in front of the neighbours house I think that is completely unacceptable so we strongly object.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 22 York Avenue Lincoln LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although this application varies from the original one in that it is now single storey instead of two the main objections still apply.

It is well known that parking in the West End has been a major issue for many years. If this application is granted the access to the site will mean the loss of at least one more (possibly two) on street parking places.

Also the West End already has a high percentage of HMOs and does not need either more property of that type or extensions to existing HMOs which this application would be. Similar applications requesting extensions to existing HMOs in the West End have been rejected by the Planning committee previously and I would ask that this application is treated in the same manner.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Marie phillips

Address: 2 Chapel House Hampton street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning should not be considered, I'm surprised the planning department are encouraging this sort of application in the west end as there's been a blanket ban on planning that increases the size of a HMO and this clearly is what this is intended to do, the garden is a garden it's not a building plot and should stay as a garden with a driveway to accommodate some parking for the tenants in the house.

I have no problem with the Garage being converted into a better space for the house.

My main problem also is the way this will impact the residential parking, I'm not sure why a property in the west end should be able to change this and the suggested repositioning of the BT box in front of the neighbours house I think that is completely unacceptable so we strongly object.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Robin Lewis

Address: 22 York Avenue Lincoln LINCORN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although this application varies from the original one in that it is now single storey instead of two the main objections still apply.

It is well known that parking in the West End has been a major issue for many years. If this application is granted the access to the site will mean the loss of at least one more (possibly two) on street parking places.

Also the West End already has a high percentage of HMOs and does not need either more property of that type or extensions to existing HMOs which this application would be. Similar applications requesting extensions to existing HMOs in the West End have been rejected by the Planning committee previously and I would ask that this application is treated in the same manner.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 1 hampton street lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans have changed from 2 to 1 dwelling but our objection still stands as it still maintains the same footprint and parking space as the previous application.

It will still strongly effect the parking situation on the street and in the neighbourhood - which currently is at breaking point and causes us all stress - we will loose spaces and its a dangerous blindspot especially at peak school run times.

It doesn't fit in with the local venacular - it is essentially a bungalow attached to west parade. The telephone box will still have to be moved and would cause problems for the whole street, the neighbours trees and garden will be effected alongside our property too. The parking area is higher than our house footings so could cause damp in our own property.

Its is still cramming a lot into a small space with no care for the neighbourhood and amenities, putting stress on services.

and what number would this property be as we already have four number 1 on the street.

It is unacceptable that this is even being considered, it should be kept as a garden for the house on west parade so the residence (which is a HMO) have outdoor space, especially after the lockdowns of 2020/21.

we strongly object again.

Paul & Helen.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 2 North Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this application remain the same as to the previous application because although now only one dwelling is now proposed instead of two there will still be a significant loss of light to the garden behind and granting this application will set a dangerous precedent because in essence this is a garden and although it is highly unlikely that this will ever be a family home it would be better if the house was turned into (well maintained) flats and that space landscaped to enhance the area and provide some parking spaces.

A house in that space is unnecessary and this sort of application if granted will pave the way for further erosion of the character of the West End.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 6 Bedford Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst the scale of the proposal has been reduced from the original submission it is still large enough to over fill the space and overshadow nearby houses and gardens.

Car access in and out of the new parking space which covers the existing garden will be difficult due to the congested nature of Hampton street, it will also affect the available on street parking in an area where there is already insufficient on street parking.

As this is already a 6 bed HMO it hardly needs more accommodation on the site with more noise and waste.

The design of the addition looks more like a farm stable block incorporating none of the features of the Victorian houses on either side. the statement speaks of high quality

materials to be used in its build, it is a shame that cheap plastic windows have just been fitted to the main house.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Francis Hancocks

Address: 1 Hampton Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans have changed from 2 to 1 dwelling but our objection still stands as it still maintains the same footprint and parking space as the previous application.

It will still strongly effect the parking situation on the street and in the neighbourhood - which currently is at breaking point and causes us all stress - we will lose spaces and it's a dangerous blindspot especially at peak school run times.

It doesn't fit in with the local vernacular - it is essentially a bungalow attached to West Parade.

The telephone box will still have to be moved and would cause problems for the whole street, the neighbour's trees and garden will be effected alongside our property too.

The parking area is higher than our house footings so could cause damp in our own property.

It's still cramming a lot into a small space with no care for the neighbourhood and amenities, putting stress on services.

and what number would this property be as we already have four number 1 on the street.

It is unacceptable that this is even being considered, it should be kept as a garden for the house on West Parade so the residence (which is a HMO) have outdoor space, especially after the lockdowns of 2020/21.

We strongly object again.

Paul & Helen.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Paul Headland

Address: 6 Bedford Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst the scale of the proposal has been reduced from the original submission it is still large enough to over fill the space and overshadow nearby houses and gardens. Car access in and out of the new parking space which covers the existing garden will be difficult due to the congested nature of Hampton street, it will also affect the available on street parking in an area where there is already insufficient on street parking.

As this is already a 6 bed HMO it hardly needs more accommodation on the site with more noise and waste.

The design of the addition looks more like a farm stable block incorporating none of the features of the Victorian houses on either side. the statement speaks of high quality materials to be used in its build, it is a shame that cheap plastic windows have just been fitted to the main house.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mrs Linda Hall

Address: 2 North Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this application remain the same as to the previous application because although now only one dwelling is now proposed instead of two there will still be a significant loss of light to the garden behind and granting this application will set a dangerous precedent because in essence this is a garden and although it is highly unlikely that this will ever be a family home it would be better if the house was turned into (well maintained) flats and that space landscaped to enhance the area and provide some parking spaces.

A house in that space is unnecessary and this sort of application if granted will pave the way for further erosion of the character of the West End.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 14 Cambridge Avenue LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object tot his proposed development for the same reasons I objected to the previous proposal.

The development incorporates parking but the requirement for a drop kerb will remove current parking spaces turning what is currently space available to all residents to a space exclusively for the resident of this proposed dwelling. This is not acceptable. It is akin to every resident asking for a drop kerb and parking their vehicle exclusively on the front of their property. I am sure this would not be permitted.

The building overdevelops the area and is effectively a dwelling in the garden of a terraced house.

It is not acceptable to start filling in the gardens of the area with dwellings and extensions as a way of circumventing planning controls on HMOs.

The telecoms box will have to be moved and will go from what is currently an unobtrusive location in front of no one's dwelling to a position in front of a neighbouring property.

The developer already owns a large HMO in the adjoining property and is simply seeking to extend their profit with no regard to the character and nature of the neighbourhood. This is not a good development for the neighbourhood and I object to this proposal.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Gary James

Address: 14 Cambridge Avenue LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object tot his proposed development for the same reasons I objected to the previous proposal.

The development incorporates parking but the requirement for a drop kerb will remove current parking spaces turning what is currently space available to all residents to a space exclusively for the resident of this proposed dwelling. This is not acceptable. It is akin to every resident asking for a drop kerb and parking their vehicle exclusively on the front of their property. I am sure this would not be permitted.

The building overdevelops the area and is effectively a dwelling in the garden of a terraced house.

It is not acceptable to start filling in the gardens of the area with dwellings and extensions as a way of circumventing planning controls on HMOs.

The telecoms box will have to be moved and will go from what is currently an unobtrusive location in front of no one's dwelling to a position in front of a neighbouring property.

The developer already owns a large HMO in the adjoining property and is simply seeking to extend their profit with no regard to the character and nature of the neighbourhood. This is not a good development for the neighbourhood and I object to this proposal.

I wish to object to the above planning application on the grounds of Highway Safety and Congestion and Noise and Nuisance

This planning application must take into consideration the existing property on this site, which the proposed flat would adjoin and would unnecessarily increase the number of people occupying the site.

Extensive refurbishments to the existing property suggest that it may be, or may already be, licensed as a HIMO occupied by up to six tenants.

The proposal for a one-bedroom property would thus, despite being a proposal for a **self-contained flat**, be effectively, in all but name, an extension, with the potential for two further residents occupying this site, having in turn the potential to contribute to an already exasperating noise and nuisance problem for this community owing to the high concentration of houses in multiple occupancy in this vicinity.

There is no logical argument for the provision of further accommodation to be built on this site. The motivation of the applicant in this case is no doubt the maximisation of profit to him/herself, without regard to the effects on local residents.

As a self-contained flat on this site its appeal on the open market , adjoining a potential HIMO, would, in case, surely be limited .

Regarding highway safety and congestion, the plan includes provision for a single parking space, with new vehicular access. The plans for the proposed flat comprise a double bedroom thus having the potential to be occupied by a couple, each of whom may be car owners, putting pressure on-street parking which is already woefully inadequate. Add to this the potential for up to six other tenants on this same site, some, or all of whom may be car owners.

This site is positioned on a very busy thoroughfare, linking Yarborough Road and West Parade, with a primary school, a corner shop and a crossroads on its route as well as a very busy junction with West parade on the doorstep of the site in question. There is already a high concentration of traffic, along this route, with the morning and evening work traffic and more particularly with children being dropped off and picked up from school, at which times there is congestion and a good deal of jockeying for on-street parking spots.

More traffic is associated with the nearby corner shop, both that of customers and delivery vehicles.

The increase of online shopping and supermarket deliveries has resulted in many more large vehicles coming and going throughout the day often parking on pavements or double yellow lines.

Local residents returning from work in the evening after six o'clock, when restrictions no longer apply, are frequently obliged to park on pavements or double yellow lines overnight as the issuing of residents' parking permits exceeds the number of parking spaces available. They are able to avoid prosecution as they leave for work in the early morning.

The possibility of up to eight tenants occupying this site and the potential for yet more demands on on-street parking for private cars, visitors' cars and more delivery and trades vehicles visiting the site, would add to an already high concentration of traffic in the area and present a hazard to road users and pedestrians – particularly to primary school children and their families walking to either of the two nearby schools.

The alteration to the pavement kerbs along the site to provide a new vehicular access, being very close to a busy junction and on a school route, would cause congestion and prove hazardous to other road users and pedestrians.

Furthermore, the construction work involved in the building of a new flat on this site would occasion yet more traffic delivering materials, plant and labourers to the site using access close to the busy junction with West Parade at times when there is already a high volume of traffic as described above.

There would also be the usual noise and nuisance associated with building work close to residential properties.

There is simply no case to be made for the building of more accommodation on this site and there are strong arguments against, particularly with the concomitant noise and nuisance and increasing pressure on highway safety and congestion described above.

This application should be refused.

I have read and understood the document 'Confidentiality of your comments on Planning Applications and the General Data Protection Regulations'

Ann Marsden, Mrs

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 38 Richmond Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal diminishes an already inadequate parking provision in that the creation of a new vehicular access will remove space to park two cars on an already overcrowded area. The traffic congestion on Hampton Street already causes difficulty and danger particularly considering the proximity of St Faith and St Martins junior school.

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Richard Coxon

Address: 38 Richmond Road Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:

Comment: The proposal diminishes an already inadequate parking provision in that the creation of a new vehicular access will remove space to park two cars on an already overcrowded area. The traffic congestion on Hampton Street already causes difficulty and danger particularly considering the proximity of St Faith and St Martins junior school.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 194 West Parade LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is that this proposal is an over-development of an already constrained site by virtue of it being already a large HIMO, removal of limited garden space, and it is a ploy designed to circumvent the Article 4 Directive in force over the whole of the West End of Lincoln which would ordinarily place the final construction in the class of Super HIMO.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 99 West Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objections to this application remain the same as the previous application. In summary, there are significant issues of concern relating to density of population, traffic, parking, which link to air pollution, back door method of increasing a house of multiple occupancy, change of status of the premises making it difficult to revert to residential. Moving the communications box in front of someone else's property is unacceptable and sets a bad precedence. There will still be an issue of natural light and air circulation reduction for 194 West Parade and other properties encouraging damp.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Duncan Howells

Address: 99 West Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objections to this application remain the same as the previous application. In summary, there are significant issues of concern relating to density of population, traffic, parking, which link to air pollution, back door method of increasing a house of multiple occupancy, change of status of the premises making it difficult to revert to residential.

Moving the communications box in front of someone else's property is unacceptable and sets a bad precedence. There will still be an issue of natural light and air circulation reduction for 194 West Parade and other properties encouraging damp.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Peter Kosmalski

Address: 194 West Parade LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is that this proposal is an over-development of an already constrained site by virtue of it being already a large HIMO, removal of limited garden space, and it is a ploy designed to circumvent the Article 4 Directive in force over the whole of the West End of Lincoln which would ordinarily place the final construction in the class of Super HIMO.

FAO : Ms Lana Meddings

Could you please add the comments shown in the letter below to the list of Objections to the above Application.

From inspection of the available documents, apart from the reduction from 2 off two-storey properties and the attendant enormous brick wall, none of the concerns listed in my Letter of

Objection to the first application 0344 have been addressed, which is a very disappointing outcome.

Thanking you for your co-operation in this matter

Kind regards

Peter Kosmalski

FINAL VERSION

Subject: 2021/0547 / FUL

Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access.

Land Rear Of [192 West Parade Fronting Hampton Street Lincoln](#)

I am writing to you in order to place on record my objection to the proposed development at 192 West Parade, Lincoln.

Summary of reasons for Objection:

- (1) Proposal not in accordance with Conservation Area & Article 4 objectives - overdevelopment of the site & loss of amenity space
- (2) (a) Highway access from Parking & serious RTA hazard
- (b) Loss of on-street car parking spaces
- (3) Current infrastructure unable to cope with increased demand

Detailed narrative in support of above points:-

The whole of the West End of Lincoln beginning at The Avenue - West Parade traffic lights and bordered by Yarborough Road to the North and Carholme Road to the South is both a Designated Conservation Area to maintain and enhance the historic character of existing properties and an Article 4 controlled area with the stated objective of both limiting the number of properties being turned into HMO's and returning the population balance to a more sustainable family-based equilibrium with a normal age distribution across the residents.

Objection on the basis that the proposed development does not meet the criteria of being in keeping with the Victorian character of all the buildings in the immediate vicinity. The style of the windows is not obvious from the minute drawings - Are they Casement whereas the local style is Sash, the door does not appear to be in the Victorian style.

Objection on the basis that the proposed development does not comply with neither the letter nor the spirit of the Article 4 direction, namely the existing property was originally a whole house let to an individual family, it then became for many years the Vicarage for the pastor of the Thomas Cooper Memorial Baptist Church, Lincoln and following his departure for Canada it became a HMO with a maximum of 6 let rooms.

This proposal is in actuality simply an Extension to form a self contained Apartment chargeable at a higher rate to the existing building. It is not an independent freehold unit available as a starter home to enable local young people get on the housing ownership ladder.

If there ever was a chance of returning the existing property to one residential family occupancy, the erection of these this cottage will preclude that happening for ever, unless it is stipulated that the new property is a designated "granny flat" and can only be occupied by persons over retirement age.

Finally, the provision of a car parking spot at the end of the proposed development is a RTA disaster just waiting to happen.

Unfortunately, as there are no evident proposals to make the whole of the West End Conservation Area "Access Only" , and neither to put in speed bumps nor strictly enforce the 20 mph speed limit , with the Hampton Street right turn from Yarborough Road being permitted there is a high speed rat-run via Charlesworth Street to Carholme Road and beyond, particularly in the morning, but generally at all times of the day or night. And the reverse is also true with many vehicles coming up Gresham Street and along West Parade from The Avenue turning right to go up Hampton Street and exit on to Yarborough Road.

Although the car parking exit from the proposed development is some distance from the West Parade corner, if the road parking spaces are going to be reallocated to beyond the present dropped curb, then any driver reversing out of the apartment's parking bay is going to have limited vision of approaching vehicles especially those coming down the hill.

Additionally, at the top of Hampton Street is a Junior School with many pupils accompanied and unaccompanied walking up to and down from the hill on both sides of the road. A moment's distraction without due care and attention by a reversing driver could result in a child disappearing from view and resulting in a very serious accident indeed, which would only happen if planning permission were granted for this development!

Infrastructure Issues:

Historically and until pre-pandemic , potable water supply and foul sewage and surface rain water drainage for both 192 and 194 West Parade were by a single shared pipe running from the mains water supply point or sewer access located under West Parade , through the front garden, down the passage and then diagonally across the land of 194 West Parade to the vicinity of the kitchen area inside 192.

Unless alternative arrangements have been planned and scheduled, there are doubts whether the existing water and sewage arrangements would be able to cope with the increased requirements of this proposed development. Whether this matter has been considered and remedial action is planned is not known from the details in the proposal as presented and therefore yet another reason for objection as currently proposed.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 41 Victoria Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another individual attempting to get around A4D by building a new property instead of attempting to extend in an area that does not need any more accommodation. By demolishing the garage and effecting a new dwelling you remove a lot of the original properties garden thus preventing this from being a family home in the future or even converted back into a family home.

Granted they have consider parking however they have not taken into account the already over populated area, the impact on the current property and the pure attempt to get around A4D, therefore this should be rejected.

Directorate of Communities and Environment
Simon Walters MBA, ACIS, MCMI
City Hall, Beaumont Fee,
Lincoln, LN1 1DF

Ilona Kruppa, MSc
2, Hampton Manor
Hampton Street
Lincoln
Lincolnshire
LN1 1BJ

23rd July 2021

Dear Sir/ Madam,

Re: **Town and Country Planning Act 1990
Consultation on application for Planning Permission**

**Address of the proposed development:
192 West Parade, Lincoln, Lincolnshire, LN1 1LY**

**Description of the proposed development:
Demolition of existing garage to accommodate erection of a dwelling and
creation of new vehicular access. (Re-submission)**

Ref: 2021/0547/FUL

I am writing to express my strong objections to this proposed development. This application is a re-submission of a previous proposal (Ref: 2021/0344/FUL) that has not been substantially altered. Therefore my objections (as outlined in my letter dated 27th April 2021) remain largely unchanged and are outlined below under the following headings:

- Highway safety and congestion / Access to parking;
- Noise and disturbance / Air pollution;
- Overoccupancy & pressure on amenities;
- Loss of light;
- Confusion caused by replication of house numbers;
- Property values.

Highway safety and congestion / Access to parking

Hampton Street currently has limited parking. Upper Hampton Street (between Richmond Street and Yarbrough Road) is subject to parking restrictions with double yellow lines on both sides of the road. However, all dwellings on that stretch of road have private (off-road) parking facilities. I will therefore be confining my comments to lower Hampton Street (the stretch of road between Richmond Street and West parade.) The existing residential parking for residents of the lower stretch of Hampton Street is, in my view, inadequate and does not meet the current needs of residents.

This stretch of Hampton Street includes 3 houses with access to private parking (Nos. 1-3, Hampton Manor) and a further 10 premises without private parking:- Dhindsa Stores; 2 houses (1-2 Hampton Street); 4 flats (The Printers) and a further 3 flats (Chapel House).

These 10 premises currently have access to only 5 residential parking spaces and 2 visitors' spaces (approximately, depending upon size of vehicle). The proposed development will further reduce - by at least one (possibly two) - the number of available residential parking spaces.

The limited parking space currently available is already leading to illegal parking of cars in the evening and overnight on double yellow lines. I have regularly witnessed up to 6 cars at night parked illegally on double yellow lines and blocking the pavement. The resulting obstruction of the pavements is potentially hazardous for pedestrians, especially mothers with prams and disability vehicle users, who may be forced into the road to traverse parked cars. Furthermore, these illegally parked cars could potentially block access to the emergency services (fire, ambulance etc). The plan to further reduce available residential parking will only intensify this pressure on parking.

Hampton Street is a busy road that experiences a steady flow of traffic throughout the day. The current arrangement with one lane available on this stretch of road creates a bottleneck at the junction with West Parade on a regular basis, which is likely to be aggravated by the additional requirement for vehicle access to and from the new proposed dwelling. This congestion will be further exacerbated if residents continue to park on the pavement due to inadequate access to residential parking.

As noted above, the 3 houses on Hampton Manor, and in addition, No. 134 West Parade have access to one private parking space per house in a private car park adjacent to No. 3 Hampton Manor. Due to the traffic congestion on Hampton Street, it is a challenge at present to exit the parking area safely due to the traffic flow. It becomes increasingly hazardous when cars are parked illegally and are blocking the view of the road.

The danger is not just to the car driver, but also to passing pedestrians. In addition to being a busy road for traffic, Hampton Street is a busy road for pedestrians, especially at school drop-off and pickup times, when parents with young children are accessing Saint Faith's Infant and Nursery School on West Parade and Saint Faith and Saint Martin Junior School on Hampton Street.

All of the above hazards: traffic bottlenecks; limited visibility for drivers; risk of injury to pedestrians; blocked access for emergency services, are likely to be increased by the requirement under the proposed development plans for construction vehicles to access the premises of 192 West Parade, thus increasing the level of congestion.

Noise and disturbance / Air pollution

I am unclear how long the proposed development work would be likely to last. However, it is apparent that the work will cause significant noise and disruption to the street and its residence over an extended period of time and will inevitably cause air pollution and pose a threat to the natural environment and climate.

Overoccupancy and pressure on amenities

The current level of occupancy of this stretch of Hampton Street is at saturation point and any increase in occupancy can only negatively impact upon the quality of life of the residents.

Loss of light

The proposed development will block light to the garden of the adjacent house, 194 West Parade, and may affect access to light to other properties along that stretch of road.

Confusion re: house numbers / Effect on postal and other deliveries

I am unclear how the proposed new dwelling will be numbered. However, I would like to raise my concerns about the confusion already caused by the number of residences that are designated no. 1 or no. 2.

As the owner of "2, Hampton Manor, Hampton Street", my experience is that my home is regularly confused with one of the following addresses:

2, Hampton Street;
2, Chapel House, Hampton Street;
2, The Printers, Hampton Street;
2, Hampton Court, Hampton Street.

This confusion affects postal deliveries, other deliveries and the timely arrival of taxis. Whilst this confusion might be viewed as merely causing inconvenience, it has the potential to delay urgent deliveries and even in extreme circumstances, the potential to delay the arrival of emergency services if required.

Value of property

Many of the issues identified above, including limited parking, traffic congestion and over-occupancy are likely to impact negatively upon the value of property in the area and its saleability.

In addition, the relocation of the "Open Reach" green box currently located outside the site of the proposed development is likely to detract from the value and appeal of the unfortunate residence identified in the plans as its new location.

I am grateful for your consideration of the concerns raised in this letter in relation to the proposed development.

your sincerely

Ilona Kruppa
23rd July 2021



Comments for Planning Application 2021/0547/FUL Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Kathryn Holbrook

Address: 41 Victoria Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another individual attempting to get around A4D by building a new property instead of attempting to extend in an area that does not need any more accommodation. By

demolishing the garage and effecting a new dwelling you remove a lot of the original properties garden thus preventing this from being a family home in the future or even converted back into a family home.

Granted they have consider parking however they have not taken into account the already over populated area, the impact on the current property and the pure attempt to get around A4D, therefore this should be rejected.

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Application Number:	2021/0088/FUL
Site Address:	Todson House, Beaumont Fee, Lincoln
Target Date:	10th September 2021
Agent Name:	Studio Map Limited
Applicant Name:	Killingbeck PLG
Proposal:	Partial demolition of existing building including retention of front facade and extension to form 41 self-contained residential apartments with shared kitchen and lounge facilities (Revised Description).

Background - Site Location and Description

Site Location

The site is located on the eastern side of Beaumont Fee and occupied by Todson House and associated outbuildings to the rear.

To the south of the existing building is the Pathway Centre, a three-storey building providing accommodation and support for homeless and vulnerable adults. To the rear is a car park with access from Mint Lane. To the north is the recently completed Iconinc Student Accommodation consisting of 3-5 storey development and refurbishment of a former school building (2017/0617/FUL). The current application has been submitted by Park Lane Group, the same applicant as the previous development to the north. As with the previous development, the proposal will be student accommodation managed by Iconinc.

The site is situated within the Cathedral and City Centre No.1 Conservation Area. The existing building is not listed although on the opposite side of Beaumont Fee is Friend's Meeting House, a Grade II listed building.

Description of Development

The application proposes 41 en-suite rooms with shared kitchen and lounge facilities. The main building would be demolished with the exemption of the front façade which would be retained. 5 dormers would be added to the roof of the building with a four-storey extension positioned behind.

The main entrance to the building would be from the existing archway to Beaumont Fee. The building would be laid out with 11 en-suite rooms located on the ground, first and second floors with 7 located on the third floor. Each floor has a shared lounge and kitchen and would be accessible by a stair-case and lift.

Pre-application discussions have taken place with the applicant and their architect. Other design options were considered for the site including full demolition although a development which incorporated retention of the front façade was considered the most appropriate.

Site History

A previous application granted consent for the change of use Cafe and Children's Play Space (A3) to Residential (C3) comprising two sets of cluster apartments (16 apartments within Block A and 6 apartments within Block B). Demolition of infill extension to create external courtyard with new external staircase and walkway, new windows and doors to internal elevations and new window, 3 dormers and rooflight to front, west elevation.

Case Officer Site Visit

Undertaken on 1st July 2021

Policies Referred to

- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP6 Retail and Town Centres in Central Lincolnshire
- Policy LP7 A Sustainable Visitor Economy
- Policy LP13 Accessibility and Transport
- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP29 Protecting Lincoln's Setting and Character
- Policy LP31 Lincoln's Economy
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed-Use Area
- National Planning Policy Framework

Issues

- National and Local Planning Policy- The Principle of the Proposed Mixed-Use Development
- Assessment of Harm to the Character and Appearance of the Conservation Area
- Residential Amenity
- Archaeology
- Highways and Drainage
- Contamination

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received

Public Consultation Responses

No responses received.

Consideration

The National Planning Policy Framework (NPPF) sets out three overarching objectives (social, economic, and environmental) to be pursued in mutually supportive ways. The overall planning balance must look across all three strands (paragraph 8), it states that development should be pursued in a positive way therefore at the heart of the framework is a presumption in favour of sustainable development.

Chapter 12 states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."

Furthermore, planning policies and decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Where proposals affect heritage assets the NPPF states that "*great weight should be given to asset's conservation*" and that this is regardless of the level of harm. Where harm is established, paragraphs 201 and 202 are relevant which require a balancing exercise to be undertaken as to whether the public benefits of a scheme would outweigh the harm, in this case to the Conservation Area.

In addition to Planning Policy, there is a duty within the Planning (Listed Buildings and Conservation Areas) Act 1990 that "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*"

Local Policy

The site is within the City of Lincoln Central Mixed Area as outlined in the Central Lincolnshire Local Plan (LP33). Policy LP33 sets out uses which will be supported in principle within the Central Mixed-Use Area which contains a variety of uses including residential and student halls of residences. Officers consider the proposal would

complement the adjacent previously constructed Iconinc student complex.

The principle of the development is wholly appropriate within the Central Mixed Use Area and supported LP33 of the CLLP.

Impact of the Proposed Development on the Character and Appearance of the Conservation Area

The site is occupied by Todson House a single storey building fronting Beaumont Fee built in 1912. The site is occupied by three buildings all connected internally. On Beaumont Fee (the western boundary) stands a one and a half storey, pitched roof building covering half of the site. On the eastern boundary stands a single storey, pitched roof building with basement, and in the middle is a single storey with basement, flat roof structure linking the two other buildings.

The elevation facing Beaumont Fee comprises of red brick with stone dressings and a slate roof. Its primary elevation stands on the street, composed of six bays. The roof has deep, overhanging eaves with modillioned cornicing. The third bay from the left of the building comprises the main pedestrian entrance under a half round brick arch with a stone keystone. Paired windows at mezzanine level, either side of the main door are painted timber multi-pane casements, set within stone pilaster reveals, a stone eaves band, and stone cills. Boarded timber panels stand below windows to bays two and four, with an inserted multi-pane window in bay 5. Within bay 6 is a boarded up former cart opening, with a rubbed brick archway with keystone. Whilst Todson House is of a small scale when compared to the neighbouring buildings either side, it positively contributes to the character and appearance of the street and the wider Conservation Area.

Negotiations have taken place with Planning Officers, the Principal Conservation Officer, and the applicants and whilst the application was originally submitted with a proposal for total demolition of the buildings on the site, this has been revised to include the retention of the façade fronting Beaumont Fee.

The proposal is therefore for the retention of the existing façade with 5 dormer windows added to the roof slope. The existing angle of the roof would be retained and behind this would be a larger scale extension ensuring that the main mass of the building would be stepped back from Beaumont Fee. The extension would have 4 storeys, as extended, although would still remain smaller in scale than that of the previously developed sites either side. The extension would consist of brick at ground level with Zinc Cladding within the new extension and for the dormer windows. On the elevation facing east (Mint Lane) there would be projecting fins at first, second and third floor level which will in break up the mass of the building, provide verticality and maximise light into each unit. The rear elevation would be visible from Mint Lane although given the significant setback from the road (over 30 metres) and the adjacent 5 storey building, it is not considered this would be a prominent view. In any case, officers consider the extension is appropriately designed and responds well to its context.

The proposal will therefore be a blend of contemporary architecture with retained historic townscape to the front facing elevation at Beaumont Fee. The final material palette and shade of the zinc cladding to the dormers and the new extension will be subject of a materials condition to be agreed before the development commences. It is considered that the new dormer windows will provide a visual connection from the retained frontage to the contemporary rear extension to the building. The proposal responds positively in form and

scale to the context. The architectural rationale for the elevations and the materials palette chosen are well informed and are appropriate to the form of the existing building and locality. The proposal would retain important townscape and secure positive contributions to the wider area, whilst bringing a building back into use which has been unoccupied for a number of years in accordance with Policies LP25 and LP26 of the Central Lincolnshire Local Plan and paragraph 199 of the NPPF.

In addition to the NPPF, the City Council are also duty bound by Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990. However, despite the part demolition of buildings on the site, officers consider that in this instance the design of the development as well as the retention of historic townscape to Beaumont Fee would ensure a positive contribution to the character and appearance of the Conservation Area. The re-development of a high quality building both preserves and enhances the character and appearance of the Conservation Area in accordance with Section 72 (1). Similarly, it is not considered that the development would have a negative impact on the listed building on the opposite side of Beaumont Fee.

Residential Amenity

The immediate area is predominantly commercial properties and other student accommodation. It is therefore not considered that there would be any likely impact from the development to residential amenity in this area.

However, given the possible impact to future occupants of the development the City Council's Pollution Control Officer has recommended a condition that the applicant submit a noise impact assessment to consider the likely night-time maximum noise events to ensure that the proposed noise mitigation methods are sufficient to protect the future occupants from sleep disturbance. A condition restricting the construction and delivery hours should be applied to any grant of permission to help limit any potential impact to adjacent premises during construction.

Subject to the above conditions it is considered that amenity would not be harmed as a result of this development in line with Policy LP26 of the Central Lincolnshire Local Plan.

Archaeology

The site lies within an area of archaeological interest. The applicant commissioned PCAS Archaeology Ltd to excavate a test pit within the existing building and an evaluation report has been submitted with the application showing the results. The test pit discovered demolition rubble deriving from Roman building and mainly roman artefactual remains. The report has been assessed by the City Archaeologist who has been liaising with the applicant to develop an appropriate foundation piling plan with a view to reducing the numbers of piles and size of piles around the site as much as possible in order to protect potential remains. It is considered that the impact of development on the archaeology of the site can be appropriately mitigated, subject to the provision of an approved foundation design, and further archaeological monitoring during construction as detailed in the Archaeological Heritage Assessment.

Overall, it is considered that the public benefits presented by the scheme outweigh the potential harm to archaeology. Notwithstanding that, a detailed condition will ensure limitation of harm to archaeological remains where possible. Officers therefore consider the proposal accords with LP25 of the CLLP and paragraphs 200 of the NPPF.

Highways and Drainage

The application has been considered by the County Council as Highway Authority and Lead Local Flood Authority (LLFA). Options to achieve SUDs are limited on the site given the potential archaeology and the limited space for attenuation although the applicant has proposed a 'Blue Roof' which will provide some attenuation and a possible reduced run-off rate into the drainage system. The applicant also proposes to separate the surface and foul drainage which currently runs into a combined system. Both of these proposals aim to provide betterment from the current situation. Discussions are on-going with the LLFA although officers are confident these are minor issues which can be resolved and suitably controlled via condition.

The Highway Authority do not raise any objections to the application in respect of, highway safety or traffic capacity subject to recommended conditions regarding the submission of a construction management plan and the existing access to be stopped up on completion of the development.

Subject to the recommended conditions, officers consider the development would promote the use of sustainable modes of transport for users of the site and would not have a severe impact on the transport network in accordance with paragraph 111 of the NPPF and LP13 of the CLLP.

Contaminated Land

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

Conclusion

The development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design. The proposals would bring a vacant site back into use and with the retention of the front façade of the building, would ensure the character and appearance of the Conservation Area is preserved. Technical matters relating to noise, highways, contamination, archaeology, and drainage are to the satisfaction of the relevant consultees and can be dealt with as necessary by condition. The proposals would therefore be in accordance with the requirements of CLLP Policies and the NPPF.

Application Determined within Target Date

Yes – agreed extension of time.

Recommendation

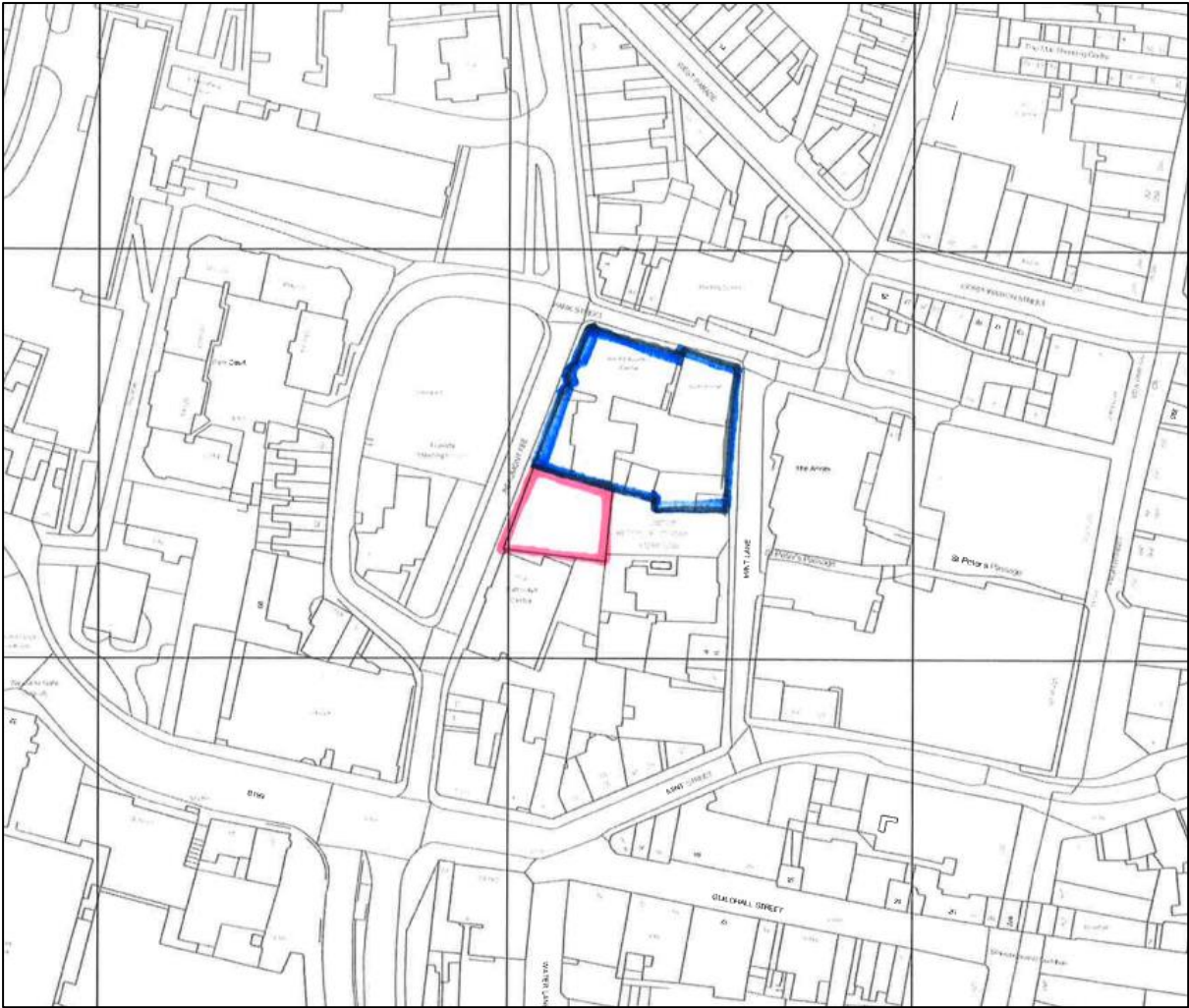
That the application is granted conditionally

Conditions:

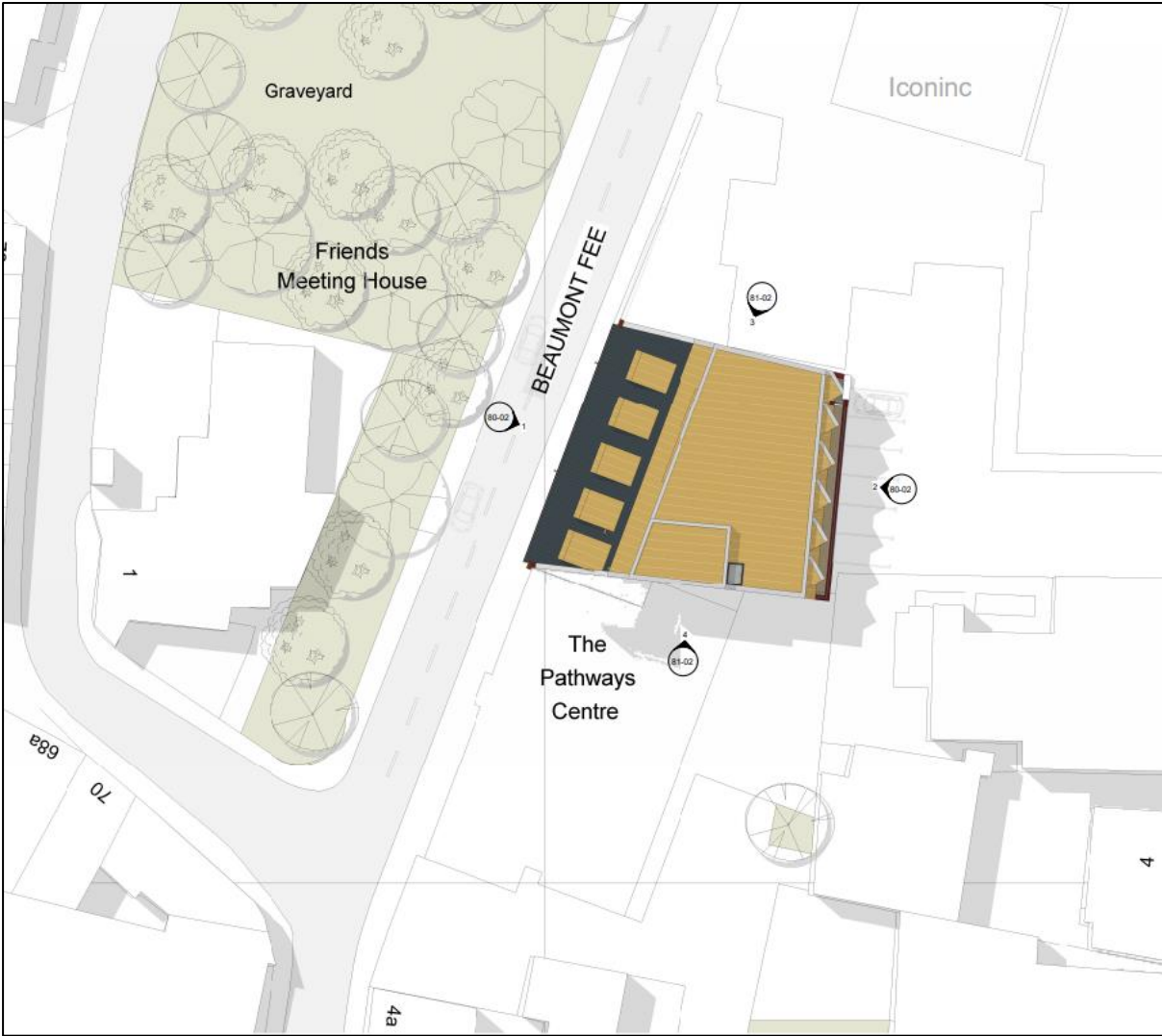
- Time limit of the permission
- Development in accordance with approved plans
- Materials to be submitted including shade of zinc cladding

- Noise Assessment to be submitted
- Contaminated land
- Archaeological WSI and foundation design
- Surface water drainage (as required once LLFA has submitted final comments)
- Construction of the development (delivery times and working hours)
- Highway construction management plan
- Existing dropped kerb to be reinstated

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Site Location Plan, Blue area shows other land in ownership of applicant



Site Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan





West Elevation (Beaumont Fee)



East Elevations



North Elevation



South Elevation



Todson House as existing



Todson House and previously developed school building



View from Beaumont Fee with Todson House and Pathways Centre



View from Mint Lane



View from within the Mint Lane car park

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Lincoln Civic Trust

Comment Date: Tue 25 May 2021

OBJECTION

WE have no objection to the change of use and the internal work that is proposed. Our objection is to the Gold Zinc Cladding on the western elevation as it faces onto the square and hence becomes quite prominent and suggest that it should be a more neutral colour. We commend the reuse of the materials and hope that this is adhered to.

Education Planning Manager, Lincolnshire County Council

Comment Date: Fri 21 May 2021

The County Council has no comments to make on this application in relation to education.

Lincolnshire Police

Comment Date: Fri 16 Apr 2021

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the attached recommendations are implemented.

External Doors and Windows

Building Regulations (October 1st2015) provides that for the first time all new homes will be included within Approved Document Q: Security - Dwellings (ADQ).

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

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

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

The secured by design requirement for all dwelling external doors is PAS 24.2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the

ground must conform to improved security standard PAS24:2016. Window retainers should be provided on all windows that are accessible.

Under no circumstances should a trade person release button or similar uncontrolled access method be used.

Individual Flat or Unit Doors.

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

Access Control

Where a communal entrance serves more than 5 units and less than ten it is recommended that it should have a visitor door entry system and access control system to ensure management of the buildings security and safety of the residents to the following standards: PAS24:2016 - STS 201; LPS 2081 Security Rating B+.

Communal Outdoor Space

It is important that any unwanted or unauthorised access to the external communal areas is restricted and fencing or gating should have appropriate access control in its design.

Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- o Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- o Be of a robust construction (Federation Technical Specification 009 (TS009)
- o Have anti-fishing properties where advised and appropriate.
- o Installed to the manufacturer's specifications.
- o Through wall mail delivery can be a suitable and secure method.

Under no circumstances would I recommend the use of a 'Trade-man's Button' or other form of security override.

Lighting

Lighting should be designed to cover the external doors and be controlled by photoelectric cell (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is

required; it is recommended that they be positioned to prevent possible attack.

Scooter / Cycle Storage (If Provided)

Scooter / Cycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins store and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Utilities

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

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

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

Please refer to Homes 2019 which can be located on www.securedbydesign.com
Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2021/0088/FUL

Proposal: **Demolition of existing building and erection of a new building including re-building of front facade using existing materials to form 41 self contained residential apartments with shared kitchen and lounge facilities.**

Location: **The Imagination Station, Beaumont Fee, Lincoln, Lincolnshire, LN1 1UP**

With reference to the above application received 14 April 2021

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

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

ADDITIONAL INFORMATION REQUIRED

Could the applicant please confirm whether any betterment is proposed for surface water drainage with the erection of a new building? Will attenuation be provided to restrict the surface water discharge to the mains sewer? Will any SuDS source control measures be implemented to collect rainfall at source and improve the water quality before discharging off site?

Case Officer:
Becky Melhuish
for Warren Peppard
Head of Development Management

Date: 5 May 2021

Application Number:	2021/0618/PAT
Site Address:	Tritton Road, Lincoln
Target Date:	18th September 2021
Agent Name:	WHP Telecoms Ltd
Applicant Name:	CK Hutchison Networks (UK) Ltd
Proposal:	Installation of a 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

Background - Site Location and Description

The application is for determination as to whether prior approval is required for the installation of a 20m Phase 8 monopole, C/W wraparound cabinet at the base and associated ancillary works on Tritton Road.

The proposed site is located on the west side of Tritton Road, to the south of the junction with Doddington Road. The site sits within the grass verge, between the footpath/cycleway and the road, positioned to the south of an existing traffic light column. The land forms part of the adopted highway. To the west of the site is the boundary with 127 Doddington Road, a two-storey property, and 35 Wetherby Crescent, a bungalow. The wider area is characterised by further bungalows and two storey properties.

This application is submitted under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) (no.2) Order 2016.

Paragraph A.1(1)(c)(ii) of the GPDO sets out the permitted development right to install masts of up to 20m above ground level on land which is on a highway. The proposed monopole would be 20m in height. The proposed ground-based apparatus would not exceed 15m in height. The siting of the associated cabinets at the bottom of the monopole are therefore permitted development. However, prior approval is required for the monopole in terms of its siting and appearance.

A declaration has been submitted with the application to confirm that the equipment is in line with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines (ICNIRP).

Site History

No relevant site history.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

In determining this prior approval application, the Local Planning Authority can only consider the siting and appearance of the proposed telecommunications equipment.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Miss Angela Bunnett	136 Doddington Road Lincoln Lincolnshire LN6 7HB
Mrs Margaret Collins	35 Wetherby Crescent Lincoln Lincolnshire LN6 8SY
Mr Adrian Mayo	127 Doddington Road Lincoln Lincolnshire LN6 7HE
Mr Ernest Woods	144 Doddington Road Lincoln Lincolnshire LN6 7HF
Mr G Perry	3 Swallow Gardens Doddington Road Lincoln Lincolnshire LN6 7BF
Mrs Diane Millns	132 Doddington Road Lincoln Lincolnshire LN6 7HB
David P Gunby	37 Wetherby Crescent Lincoln Lincolnshire LN6 8SY

Cameron And Elizabeth Macdonald	33 Wetherby Crescent Lincoln Lincolnshire LN6 8SY
Owner/Occupier	127 Doddington Road Lincoln Lincolnshire LN6 7HE
Miss Emily Luxton	1 Swallowbeck Court Lincoln Lincolnshire LN6 7HS
Mr David Garner	130 Doddington Road Lincoln Lincolnshire LN6 7HB

Consideration

General Permitted Development Order

Part 16 of the GPDO permits:

Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of:

- (a) the installation, alteration or replacement of any electronic communications apparatus,
- (b) the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or
- (c) development ancillary to radio equipment housing.

Part A.3 (4) of the Order states that:

Before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.

National Planning Policy Framework

Section 10 of the National Planning Policy Framework (NPPF) outlines the Government's general approach is to facilitate the growth of new and existing communications infrastructure. Specifically, paragraph 114 advises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

Paragraph 115 advises that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

Furthermore, paragraph 117 advises that for a new mast or base station, the application should be accompanied by evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

Paragraph 130 advises that developments should be sympathetic to local character, including the surrounding built environment.

Local Policy

LP26 states that development should respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and form. All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place.

Proposed Development

The application advises that there is a requirement to upgrade the CK Hutchison Networks (UK) Ltd (Three) network to provide improved coverage and capacity, most notably in relation to 5G services. It is noted that the nature of 5G and the network services it provides means the equipment and antennas required are quite different to the previous, and existing, service requirements. New sites will therefore be needed for many reasons, including that the higher radio frequencies used for 5G do not travel as far as those frequencies currently in use and that sometimes not all existing sites can be upgraded.

The application includes details of alternative site options that have been considered. It also specifies the reasons they have been discounted; due to the location of underground services, that the required coverage would not be achieved and the proximity to residential properties. It is concluded that the only viable solution is the one being proposed. The application specifies that the detailed siting and design has been carefully considered to ensure that the scheme has a limited impact on the locality and general visual amenity.

Objections have been received from properties on Wetherby Crescent, Doddington Road, Swallow Gardens and Swallowbeck Court. The objections cite concerns relating to the proposed monopole being too close to houses and bungalows which would be imposing to these properties and their gardens. Some of the objections note that the application suggests that other sites in residential areas have been discounted due to the proximity to residential properties, and question why this site is any different. The objections also state

that the monopole is over double the height of the existing street furniture and would therefore be a dominant feature, an eyesore and out of keeping.

The objections also raise concerns in relation to highway safety due to the cabinets impacting on visibility for pedestrians and road users. Officers would note that the mobile phone industry has permitted development rights to place equipment in the public highway. It is also noted that the Lincolnshire County Council as Local Highway Authority has raised no objections to the application.

Other objections are raised regarding health concerns. However, officers cannot consider this if, as set out in the NPPF, the proposal meets the International Commission guidelines for public exposure. This is satisfied as the application is accompanied by the necessary ICNIRP declaration.

Consideration of the Siting and Appearance

The site is located on one of the main approaches into the city although the area is predominantly residential in character. The site is highly visible given its location close to the Tritton Road/Doddington Road junction, with open views towards the site available from the north, east and south.

The proposal would be in the highway verge adjacent to the road, in between a traffic light column and a street light column. The plans submitted as part of the application identify the height of the existing streetlight as being approximately 10m. The plan also identifies the height of the trees within the neighbouring gardens sitting at an approximate height of 5m.

The proposed monopole would measure 20m in height. This would be far taller than the existing streetlight and significantly higher than the nearby two storey dwelling and bungalow. The height of the monopole combined with its width and a bulky and distinctive headframe would be an obtrusive, prominent, dominant, and imposing addition in the street scene. This impact would be exacerbated by the openness of the junction and highly visible location of the site.

The siting of the monopole is therefore considered to be inappropriate as, by reason of its height, size, and design, would not relate well to the site and surroundings. It would therefore not be sympathetic to local character or the built environment.

The need for telecommunications equipment is not disputed and officers acknowledge the public benefit of the installation in terms of the enhancement of the telecommunications network and its contribution to economic growth, as required by the NPPF. However, it is not considered that these points outweigh the aforementioned harm to the established character and appearance of the area. Therefore, prior approval is required and refused.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The siting and appearance of the proposed monopole would have a harmful visual impact on the character and appearance of the area by reason of its height, size, design, and position, which is exacerbated by the site's highly visible location. It would appear as an obtrusive, prominent, dominant, and imposing addition in the street scene, contrary to Central Lincolnshire Local Plan Policy LP26 and paragraph 130 of the National Planning Policy Framework.

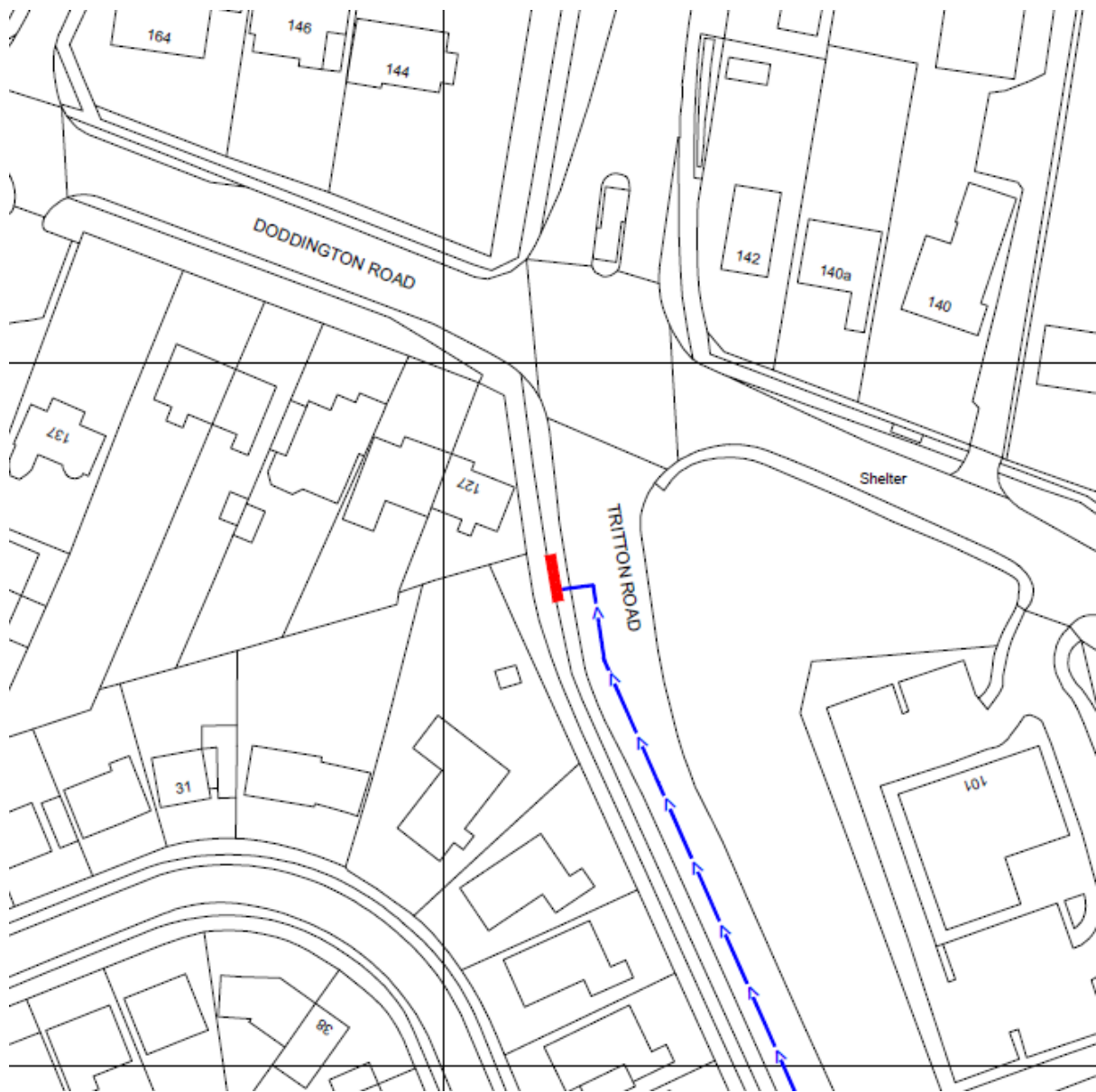
Application Determined within Target Date

Yes.

Recommendation

That Prior Approval is required, and is refused.

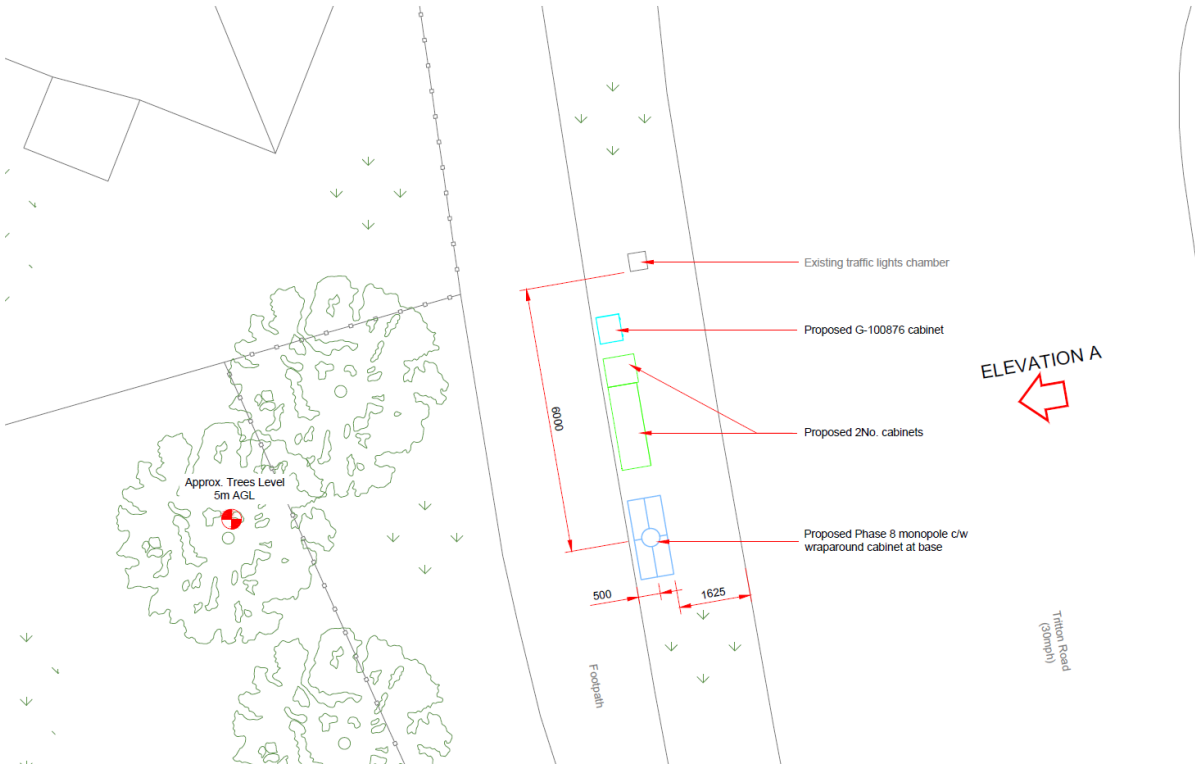
Tritton Road Plans, Photos and Consultation Responses



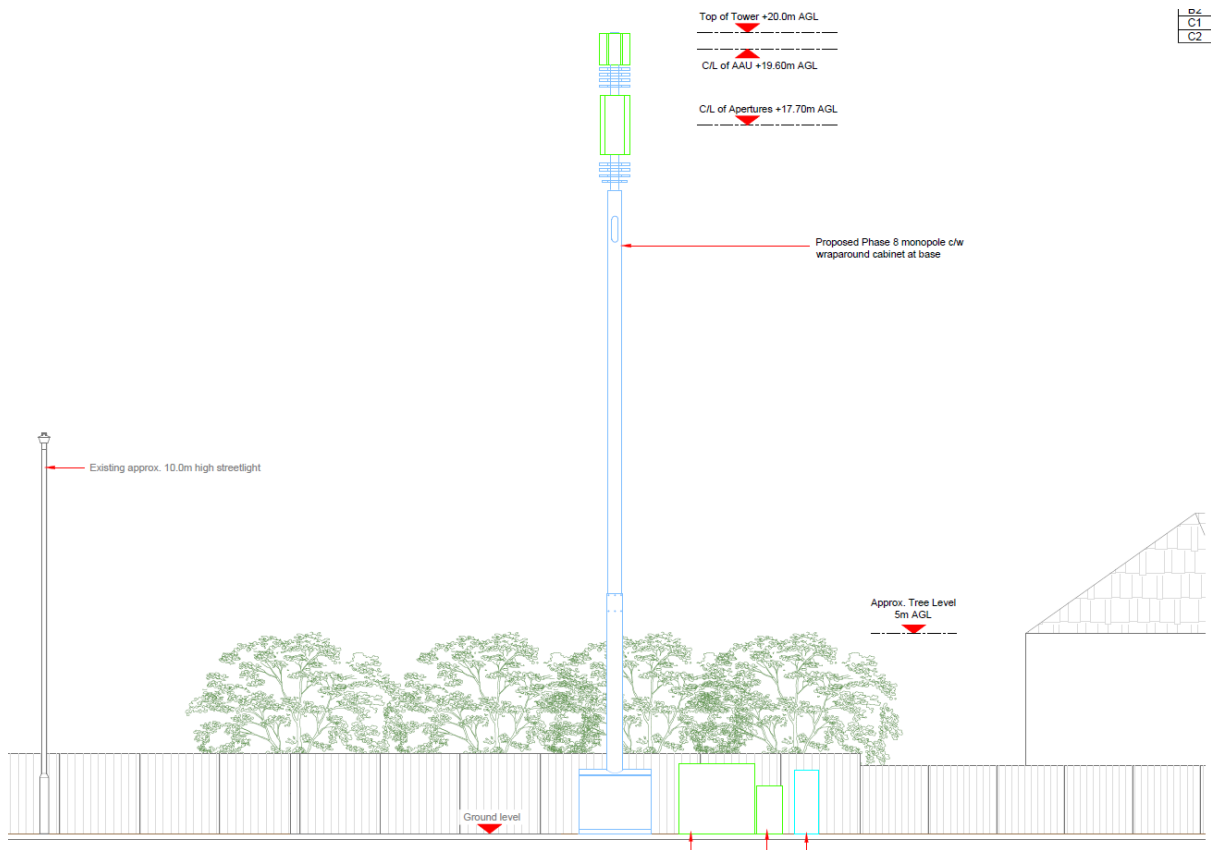
Site location plan



Existing arrangement from Tritton Road, looking west



Proposed site plan



Proposed arrangement from Tritton Road, looking west



Photograph of site from Tritton Road



Photograph of site from Tritton Road



Google Street View image looking south along Tritton Road towards the site



Google Street View image looking west from Doddington Road towards the site



Google Street View image looking north along Tritton Road towards the site

127 Doddington Road Lincoln Lincolnshire LN6 7HE (Objects)

Comment submitted date: Thu 29 Jul 2021

Very unappealing and very very close to our house.

33 Wetherby Crescent Lincoln Lincolnshire LN6 8SY (Objects)

Comment submitted date: Fri 13 Aug 2021

Good morning

We strongly object to the planning application for the telephone mast on Doddington Road.

We note that other areas suggested i.e. Gregg Hall Crescent, Hykeham Road, De Wint Avenue, The Mead, Esk Close and Astwick Close have all been discounted due to the proximity of residential properties yet the application for this mast is next to residential properties too. It would not be hidden by trees and would be an eye sore and devalue our property.

We also have grave concerns regarding the waves that the mast would emit and the danger to pedestrians and road users with yet more furniture on the road side.

There is plenty of space at the Moorland Centre or near Sainsburys where there are no residential properties and no-one would be affected.

130 Doddington Road Lincoln Lincolnshire LN6 7HB (Objects)

Comment submitted date: Fri 13 Aug 2021

Not a suitable location due to being against residential properties / bungalows . There are still unknown health concerns regarding this technology and therefore to site a 20m pole in what is predominantly a residential area is not acceptable. Aesthetically also a 20m pole/post against a bungalow or house is at the detriment of the property and anyone living close to it. There are far more suitable locations nearby such as the retail parks along Tritton road where the mast would blend in more with the surrounding area.

Comment submitted date: Fri 13 Aug 2021

Further to my previous objection, I would like to raise concerns over the impact the cabinets and pole would have on the visibility to the primary traffic signal head located in this same verge. This signal head currently has clear visibility to drivers approaching from Newark road as Tritton road has a slow sweeping bend meaning the offside primary signal head cannot be seen until closer to the junction. Under the visibility requirements for approaching traffic signals at least one signal must have clear visibility. Installing these cabinets and post plus possible maintenance vehicles will impact on this and therefore the safe operation of the traffic lights at this location. The verge here is also a sloping verge away from the carriageway. How could these cabinets be installed on a slope or would they impede on the segregated cycle way/doorway. The height of this equipment may also impede the visibility of pedestrians trying to cross the junction at the uncontrolled crossing across Tritton Road to the traffic signal controller on the opposite verge.

144 Doddington Road Lincoln Lincolnshire LN6 7HF (Objects)

Comment submitted date: Mon 16 Aug 2021

I consider myself as a close neighbour, as I live adjacent to the site.

My objections are:-

1. The siting would be a real eyesore and out of keeping with the area.
2. I am uncertain of the human health risks but, unless there is proven evidence that there is no risk, I would not wish the mast to be installed in such close proximity to my house and home.

I ask that you consider my objections and oppose any planning application, accordingly.

Kind regards

Ernest Woods

136 Doddington Road Lincoln Lincolnshire LN6 7HB (Objects)

Comment submitted date: Mon 16 Aug 2021

I wish to raise the following points in regards to the proposed planning application

1. The proposed position of the mast is on the edge of a residential estate specifically sited at the rear gardens of bungalows which would be quite imposing to the residents of these properties and an eyesore to the rest of the estate .
2. The tree coverage would only be during the summer months and to the east of the site only. In the autumn once the leaves have shed more of the mast would be visible to a wider area of residential properties. Given the size of the mast the tree coverage would be insignificant anyway.
3. The planning mentions a reduction in the width of the pavement which is also a cycle path. Making the path narrower would then result in one the users to have to stop to allow the other to pass.
4. The planning mentions the site has been chosen because of other street furniture of some height. The mast is at least double the height of the existing lights and would be a dominant feature in the overall landscape. There are no other tall buildings in the area.
5. The proposed site is very close to a busy road junction on the side nearest to the road.
6. Consultation with residents has virtually been non existent
7. The planning says not near any schools but there is a children's play area close by.
8. Also concerned that some 5g equipment across the UK has been subject to vandalism.

suggestion.. resite further down tritton road nearer to the moorland centre where it would be less obtrusive and blend in better being a more industrial/retail site

132 Doddington Road Lincoln Lincolnshire LN6 7HB (Objects)

Comment submitted date: Mon 16 Aug 2021

The proposed 5G Mast is too close to residential properties in the area. There are other sites in the area located near industrial or retail premises which could be used.

This mast could also affect the cost of housing in the area.

3 Swallow Gardens Doddington Road Lincoln Lincolnshire LN6 7BF (Objects)

Comment submitted date: Mon 16 Aug 2021

We strongly object to the proposed siting of the 5G mast in Tritton Road.

We note that other applications in the surrounding areas have all been discounted due to being in residential areas.

However, this application is also for a 5G mast to be erected within close proximity to many residential properties and will be sited on the boundary to a small bungalow.

It will also be in very close proximity to many other bungalows housing elderly residents in Doddington Road and close to many houses adjacent and opposite.

This 20 metre mast will tower over all of these properties and the boxes will greatly reduce an already busy cycle path and foot path.

We are also greatly concerned around the uncertainties with regards to public health.

In our opinion, there is sufficient land at the Moorland Centre/Sainsburys/Matalan industrial site where there aren't any residential properties close by and the mast would blend in with an established industrial area of Tritton Road.

The Sainsbury's petrol station should not be a problem if sited nearer to the Moorland Centre side as we note that there is a mast sited opposite Pennells garden centre on Newark Road and is not far from 2 petrol stations.

It would be appreciated if you could consider our objections.

1 Swallowbeck Court Lincoln Lincolnshire LN6 7HS (Objects)

Comment submitted date: Tue 17 Aug 2021

In reference to proposal 2021/0618/PAT I write to object the proposal of the 5G Mast.

Firstly, although on a main road it is a highly populated area with residential bungalows next to the proposed site and residential flats just across the road. I have noted that previous proposals have been rejected due to it being in a residential area (The Mead, Hykeham Road, Gregg Hall Crescent and Esk Close among others). Knowing these areas well I am confident in saying that this new proposed space is no less a residential area than the others previously rejected.

More importantly I want to object the mast for public health reasons. I understand some have produced scientific 'evidence' suggesting it does not cause any harm. However, there is just as much 'evidence' to suggest it does cause serious harm. From quick research I did myself I found that over 250 scientists have signed the International EMF Scientist Appeal. Over 2000 peer reviewed papers on electromagnetic frequencies evidence harm from 5G/ RF radiation. As of last year over 1800 studies concluded that the existing public safety limits around 5G masts are inadequate to protect public health, and I cannot see these have changed. Most concerning these studies have shown increased ill health on those who leave

near a mobile phone base station, ranging from neurological damage to breast and brain cancer.

So whilst there are some who say it causes no harm there are a lot that do. These 5G masts are so new it is obvious they could be of some risk, even if the extent is unknown at this stage. This seems a very high risk to take, when there are plenty of non residential areas around the LN6 area that could be considered instead.

Finally the proposal suggests that the path will be made smaller. This is on a junction between two very busy roads, which does not seem safe or practical.

35 Wetherby Crescent Lincoln Lincolnshire LN6 8SY (Objects)

Comment submitted date: Wed 18 Aug 2021

1) The proposed site near to the junction of Tritton Road/Doddington Road is wholly unsuitable, with this being an urban residential area, with properties very close to the site, in all directions.

2) The below list copied from EE's planning application, discounting the following sites, for the main reason of "proximity near to residential properties". This is exactly the same for the proposed site, so why is this any different ?

(Longlist of Options: D1 - Newark Road - discounted as planning would be unlikely to be secured.

D2 - Gregg Hall Crescent - Discounted due to proximity to residential properties.

D3 - Hykeham Road - discounted as planning would be unlikely to be secured.

D4 - Doddington Road - discounted as planning would be unlikely to be secured.

D5 - De Wint Avenue - discounted as planning would be unlikely to be secured.

D6 - The Mead - Discounted due to proximity to residential properties.

D7 - Esk Close - Discounted due to proximity to residential properties.

D8 - Astwick Road - Discounted due to proximity to residential properties.)

3) This 5G mast (100 times more powerful than 4G) is planned to be sited approximately 15 metres from the rear of my bungalow.

4) These 20 metre high 5G Masts if installed at all, need to be as far away from residential properties as possible, for example in Retail Parks and other Commercial Areas. There seems to be a much more suitable site in the area of the Moorland Centre and Sainsburys, off Tritton Road. This would blend in more with the surroundings.

5) The mast would be the same height as the "Angel of the North" and be an eyesore, a real monstrosity out of keeping with the area and not at all shielded by tree, which I understand are 5-10 metres high and on the other side of the road to the proposed mast.

6) Residents all over the UK, who are in the position of knowing in advance of planning decisions, are objecting to these masts for reasons including the real possibility of these masts being prejudicial to health.

Dr Devra Davies Ph.D MPH of the Environmental Trust says "5G will increase ambient levels of wireless radiofrequency radiation. Peer-reviewed research has demonstrated a myriad of adverse effects from wireless radiofrequency radiation including increased brain cancer, DNA damage, oxidative stress, immune dysfunction, altered brain development, damaged reproduction, sleep changes, hyperactivity, and memory damage"Over " 600 cities in Italy have passed resolutions to halt 5G until safety research has been completed. In the United States, Hawaii County passed a resolution to halt 5G as well as Farragut Tennessee and Easton Connecticut. Entire countries like France, Switzerland, and Nigeria are having a national conversation on the safety of 5G and they are launching major investigations to research the issue of safety".

As a much reputed scientist, Dr Devra Davies, who was many years ago researched the damaging effects of tobacco smoke, which then led to smoking being banned on aeroplanes, she was initially very sceptical about EMF radiation from mobile phones and masts, until she researched this in depth. She says there is now the same problem with this as they had getting smoking banned in aeroplanes, that there was such pressure, power and money behind the industry, that although the science could prove it years beforehand, getting Government's behind it took much longer. There are potential health concerns relating to this technology and I believe that the burden of proof should fall on the industry, to prove it's safe.

7) There is a children's play area nearby, accessible from Wetherby Crescent, opposite the footpath leading from there to Tritton Road. Children particularly and those people with weaker immune systems, such as older/elderly people, could be more at risk from the powerful, pulsating EMF from these Masts. The Council has a duty of care to those living nearby.

Comment submitted date: Wed 18 Aug 2021

I would also like to please add, that it seems that the residents of only 5 properties seem to have been notified by the the Planning dept. re- this application.

In making any decision it should be taken into consideration that if more local residents were made aware of this application, then the number of objections would most likely be even higher.

OBJECTION TO: Planning application 2021/0618/PAT

Dear Sir/Madam,

I am writing to you in objection of the proposed installation of a 20m Phase 8 Monopole C/W Wraparound Cabinet at base and associated ancillary works, application reference 2021/0618/PAT. I am opposed to this development for the following reasons:

Appearance (layout, design, proximity to property), effects on setting

With the proposed plan to be installed within extremely close proximity to my property and back garden, this poor, homogenous design will be visible from all angles, impact on the sunlight I receive in my garden and undoubtedly have an adverse impact on the appearance of Tritton Road and the surrounding area. It will also negatively impact the value of my property and make it extremely difficult to re-sell in the future.

Traffic and economic impact

This proposal will no doubt have a substantial impact on traffic due to the requirement of machinery, equipment and large numbers of workmen. With the intersection of Doddington Road and Tritton Road already being extremely busy at most points throughout the day, adding to this will not only make it extremely difficult for me and my family members to enter/exit the driveway, but it will also contribute to the noise and pollution associated with such traffic, thus having a detrimental effect on the environment.

Personal ramifications

As discussed above, the development will be installed within metres of my home, and therefore will be visible to me and my family at all times. With my garden and home being a safe space for me and my family, particularly given the current pandemic and the encouragement to stay home over the past 18 months, the noise, disruption and the horrific view will impact my family spending time in our garden. Not only this, but the loud noise associated with installing this will severely impact my dog's anxiety (and no doubt most dogs and other pets in the surrounding area). Having machinery, equipment and workmen just beyond my garden fence will feel like an extreme invasion of privacy and will be stressful for me and my family members. Furthermore, a member of my household works in the healthcare sector and therefore is required to work night shifts. The noise and disruption that this development will cause will detrimentally have an impact on her ability to do her job.

In summary, I strongly object to the planned proposal to be installed in close proximity to my home. Extensive research has revealed that living within 20-55m of such an installation could be dangerous for a variety of reasons.

Kind regards,

Homeowner of 127 Doddington Road.

Ref:-2021/0618PAT

FAO :_ Mr K Manning

Dear sir

With reference to the application for prior approval of the proposed mast.

- 1) I am concerned for the well being of myself and others in this vicinity with regard to the affect on health of Radio Frequency radiation/magnetic field.
- 2) The proposed structure is too close to residential property.
- 3) At 20metres in height it represents an unacceptable structure for this area.
- 4) The mast would have a diminishing effect on property values.

I wish to be kept informed of the continuing planning process.

David P Gunby

37 Wetherby Crescent

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2021/0618/PAT

Proposal: Installation of a 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Location: Tritton Road, Lincoln, Lincolnshire

With reference to the above application received 26 July 2021

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

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

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. For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

NO OBS

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

Case Officer:

Date: 04/08/2021

John Clifton

for Warren Peppard
Head of Development Management

Application Number:	2021/0479/CXN
Site Address:	Land at Wolsey Way (between Larkspur Road and Windermere Road), Lincoln.
Target Date:	8th September 2021
Agent Name:	None
Applicant Name:	Taylor Lindsey Ltd
Proposal:	Variation of Condition 8 (full engineering, drainage, street lighting and constructional details of the streets proposed for adoption) of planning permission 2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water and updated drainage strategy.

Background - Site Location and Description

Permission is sought to vary the wording of Condition 8 of 2016/0842/OUT

Condition 8 of original application stated:

No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

It is proposed to replace this wording with:

No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage designs are to be in accordance with the revised Flood Risk Assessment dated 07 May 20201 by Eastwood and Partners. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

This change is sought to reflect changes made to the drainage strategy following further consultation with Anglian Water.

Permission was granted in 2019 for outline planning permission for 14 bungalows with only the access fixed for the development, i.e. the position access is taken from Wolsey Way. All other details, including the layout and landscaping of the site; and size of the bungalows are all indicative at this stage. Along with the appearance of the dwellings, these would be agreed through subsequent application(s) for Reserved Matters.

The application site is located to the west of Wolsey Way. It adjoins the King George V

Playing Field to the west and residential development in Westholm Close, Hurstwood Close and Wolsey Way to the north; and Larkspur Road to the south.

Site History

Reference:	Description	Status	Decision Date:
2016/0842/OU T	Erection of 14 Bungalows (Outline) (Flood Risk Assessment and Drainage Layout received in relation to proposals 29 August 2017)	Granted Conditionally	25th November 2019

Policies Referred to

- National Planning Policy Framework

Issues

Whether the proposed wording of Condition 8 is acceptable.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Education Planning Manager, Lincolnshire County Council	No Response Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Environment Agency	Comments Received
Anglian Water	No Response Received
Upper Witham, Witham First District & Witham Third District	Comments Received
West Lindsey District Council	Comments Received

Public Consultation Responses

Name	Address
Mrs Linda Graby	Kidra, 22 Larkspur Road, Lincoln, Lincolnshire LN2 4SS
Mrs Carol Gurga	14 Montaigne Garden, Lincoln, Lincolnshire LN2 4RL
Mr Richard Crampton	9 Hurstwood Close, Lincoln, Lincolnshire LN2 4TX
Mrs Wenda Stewart	136 Wolsey Way, Lincoln, Lincolnshire LN2 4TW

Consideration

This application seeks to approve the rewording of Condition 8 of application 2016/0842/CXN. This is the only issue which can be considered, the principle of the development has already been determined and outline permission granted conditionally.

Two letters have been received from neighbours which comment on traffic and access to the site. This cannot be considered as part of this application.

A further neighbour letter refers to the presence of a 6ft hedge on the boundary within the plans. The boundary treatment for the site is the subject of a separate planning condition and details would be required to be submitted prior to commencement of development. Hedging is not being considered as part of this application.

The submitted drainage strategy has been supported by the relevant technical authorities, Anglian Water and the Highways Authority.

Conclusion

The proposed Drainage Strategy is acceptable, and the rewording of Condition 8 is acceptable to reflect the detail contained within.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally subject to the signing of the S106 Deed of Variation Agreement.

Conditions

As per the previous application with the reworded Condition 8 as per this application.

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Site Location Plan



Site Photos





Statutory Consultee Responses



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. 2021/0479/CXN

10th June 2021

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Consultation on Variation of Condition

Land At Wolsey Way (between Larkspur Road And Windermere Road), Lincoln
Description of the proposed development:

Variation of Condition 8 (full engineering, drainage, street lighting and constructional details of the streets proposed for adoption) of planning permission 2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water and updated drainage strategy.

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

Lincolnshire Police has No objections to this application.

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

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

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

Yours sincerely,

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

RE: Consultation on Planning Application



LN Planning <LNplanning@environment-agency.gov.uk>
To: Technical Team (City of Lincoln Council)

Louise Taylor

We removed extra line breaks from this message.

Reply Reply All Forward ...

Mon 14/06/2021 14:30

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

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

2021/0479/CXN



Abigail Gilbert <abigail.gilbert@witham3idb.gov.uk>
To: Technical Team (City of Lincoln Council)

Reply Reply All Forward ...

Thu 17/06/2021 18:10

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Witham 3rd Extended Area - the board has no comments on this application, the development does not affect the interests of the board.

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Hi

Many thanks for the below consultation. If the application results in a new permission, the County Council requests a Deed of Variation linking the new planning permission to the s.106 agreement of application 2016/0842/OUT.

Kind regards

Simon

Simon Challis
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Phone: n/a

Mobile: 07920 182302

Email: simon.challis@lincolnshire.gov.uk

Teams: Chat with me

Website: www.lincolnshire.gov.uk



Gainsborough
Lincolnshire DN21 2NA

Telephone 01427 676676
Web www.west-lindsey.gov.uk

Your contact for this matter is:

Mike Halsall
mike.halsall@west-lindsey.gov.uk
01427 676642

City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

28 June 2021

Dear Sir/Madam

APPLICATION REFERENCE NO: 143200

PROPOSAL: Local Authority consultation for variation of condition 8 (full engineering, drainage, street lighting and constructional details of the streets proposed for adoption) of planning permission 2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water and updated drainage strategy.

LOCATION: Land at Wolsey Way (Between Larkspur Road and Windermere Road) Nettleham Fields Lincoln

I can confirm that West Lindsey District Council have no observations to make on this application.

Yours faithfully

Mike Halsall
On behalf of West Lindsey District Council

If you require this letter in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

If you want to know more about how we use your data, what your rights are and how to contact us if you have any concerns, please read our privacy notice: www.west-lindsey.gov.uk/planning-privacy

Planning Services Feedback

We value your opinion on our service, as your comments will help us to make improvements. Please visit our website where you may either make your comments online or download our feedback form to fill in and post back: www.west-lindsey.gov.uk/planning

Consultee Comments for Planning Application 2021/0479/CXN

Application Summary

Application Number: 2021/0479/CXN

Address: Land At Wolsey Way (between Larkspur Road And Windermere Road),
Lincoln

Proposal: Variation of Condition 8 (full engineering, drainage, street lighting and
constructional details of the streets proposed for adoption) of planning permission
2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water
and updated drainage strategy.

Case Officer: null

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

NO Objection

Neighbour Consultee Responses

Comments for Planning Application 2021/0479/CXN

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Case Officer: null

Customer Details

Name: Not Available

Address: 136 Wolsey Way Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: So many new houses being built has resulted in vastly increased traffic, much of which is travelling at speeds well beyond the limit. It is a very dangerous road. There are already several roads joining Wolsey Way in that area. What is the council intending to do to increase safety for residents.

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Case Officer: null

Customer Details

Name: Not Available

Address: 14 Montaigne Garden Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:as these dwellings will need access onto wolsey way what is the council planning to do with the present road restrictions as this will put even more trafficon wolsey way. as one estate has been built and another is in the process of being built on the opposite side to this plot of land and the amount of cars parking in this traffic calming piece of road is making it look more like a car park. someone needs to look into this and sooner rather than later.

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Case Officer: null

Customer Details

Name: Mrs Linda Graby

Address: 22 Larkspur Road Glebe Park Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Following the updated proposals for the development on land at Wolsey Way between Larkspur Road and Windermere Road, Lincoln, now we have seen the topographic details in Appendix 2 we need to make the following comments:

The topographic map shows the land levels of the green wedge of land and the land outside of its boundary alongside the adjoining playing field, also some levels of the land at Windermere Road and Westholme Close are shown, but nothing is shown that takes into consideration levels of the land in Larkspur Road where properties and gardens could be affected by runoff from the proposed development.

In the May 2021, Flood Risk Assessment, it is stated at item 3.9,

"Residual flood risk": "There is a potential flood risk to site occupiers and to others from surface water runoff as a result of developing the site. The residual risk can be managed by the general flood mitigation measures outlined in Section 3.10".

At item 3.10, "Mitigation Measures", Taylor Lindsey have stated that: "In the event of surface water exceedance during extreme rainfall events the site is laid out so that surface water runoff is directed away from houses, including those in neighbouring streets".

As the land to be developed is higher than our adjoining land, we should like confirmation that this includes runoff from the rear gardens of the new bungalows and that runoff from any area of the two bungalows sited alongside our own bungalow and at the back of our garage, will not flow into our garden.

The topographical plan shows hedging running alongside our garden at a height of 6 metres. This would be far too high for our home which is a single storey bungalow. Presently there is mixed hedging of common hawthorn (*crataegus monogyna*), yew (*taxis baccata*) and common elder (*sambucus nigra*) along our boundary which we ensure is maintained each year to a height of less than 2 metres. Our garage is very close to the boundary and we have had to request Taylor Lindsey to remove self sown trees in the hedge on earlier occasions as the leaf and branch fall from the hedge has caused blockages in the guttering at the back of our garage, which is a mere 75cm from the hedge.

I have been given assurance by Taylor Lindsey that they would not be planning a 6m hedge along the boundary so I trust there will be a boundary construction that is acceptable to all neighbouring properties.

Comments for Planning Application 2021/0479/CXN

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Case Officer: null

Customer Details

Name: Mr Richard Crampton

Address: 9 Hurstwood Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The height of this land would seem to suggest that any rainfall run off would tend to run towards properties 7 9 & 11 Hurstwood Close as well as Wolsey Way unless the height is substantially reduced to stop this occurring. Hopefully the planning authority will take this into account when reviewing this case. Also the reduction in height would then alleviate any problems in overlooking properties already in situ.

Application Number:	2021/0572/HOU
Site Address:	43 Queen Street, Lincoln
Target Date:	15th September 2021
Agent Name:	Rick Smith Design
Applicant Name:	Mr Booth
Proposal:	Erection of two storey side and rear extension (Resubmission of 2019/0811/HOU).

Background - Site Location and Description

Permission is sought for a two-storey side and rear extension. To the ground floor it would provide a garage and a living area. To the first floor two bedrooms and a bathroom would be created.

The property is located to north of Queen Street which is located off the High Street. The property is attached to a two-storey property to the west and has an open space with a three storey property beyond to the east.

Site History

Reference:	Description	Status	Decision Date:
2019/0811/HOU	Erection of two storey side and rear extension (Resubmission).	Granted Conditionally	27th November 2019

Case Officer Site Visit

Undertaken on 24/08/2021.

Policies Referred to

- Central Lincolnshire Local Plan Policy LP26 - Design and Amenity

Issues

- Principle of the Development
- Visual Amenity and Design
- Impact on Neighbours
- Technical Matters

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Upper Witham, Witham First District & Witham Third District	Comments Received

Highways & Planning	Comments Received
Environment Agency	Comments Received

Public Consultation Responses

Name	Address
David Lewis	Davidilewis@hotmail.co.uk
Karen Ellis	47 Queen Street Lincoln Lincolnshire LN5 8LB
Dr Tracey Thornborrow	41 Queen Street Lincoln Lincolnshire LN5 8LB

Consideration

Principle of the Development

The principle of extending an existing dwelling in an established residential area is acceptable and supported by Policy LP26 subject to all technical matters being agreed.

Visual Amenity and Design

Permission is sought for a two-storey side and rear extension. Permission was granted for a similar scheme in 2019, which the applicants have started to build, however they are seeking a number of amendments which require permission.

The extension would be set back from the principal elevation of the host property and would extend beyond the rear elevation by 5.15metres where it was previously approved to be 3.5metres. The roof line of the extension would step down from the main property. It is therefore considered that the extension has been appropriately designed to appear as an addition to the main property. The extension would be constructed of materials to match the main property. This would be an appropriate choice and would be in keeping with the surrounding area.

Residential Amenity and Impact on Neighbours

The greatest impact of the development would be on the adjoining property to the east. However, the extension has been designed to be sympathetic to this property. The extension has no windows in the east elevation so there would be no overlooking. The extension also steps down to single storey with a monopitch roof closest to the boundary to minimise the impact. It is therefore considered that the impact on residential amenity would be limited.

Three letters of objection have been received from neighbours. The issues contained are set out below:

Reduction in light to the kitchen window of number 45

There is an existing single storey off shoot to both properties, which to some extent casts a shadow on the rear window of no.45. The extension, already granted consent, was assessed to have no additional adverse impact on the enjoyment of the property. The increase in footprint to the extension would have no greater impact.

Right of access to number 45

The owner of 45 Queen Street has indicated that there is an ongoing dispute with the applicants over a right of access to the rear of 45 Queen Street from the side of no.43. The applicants are aware of this objection and have indicated that they are trying to resolve this issue. In any case, this is not an issue which the Planning Authority can use to refuse permission, land ownership is a civil matter. The objector has indicated that they are pursuing the issue outside of the planning process.

Property is going to be an HMO

There is no indication that the property would be used as a HMO. Should the applicants wish to use the property in such a way they would need to apply for planning permission.

Increased on-street parking

The Highways Authority have raised no objections to the proposed scheme as the potential minimal increase in on-street parking would not have an adverse impact on highway safety.

Highways

No objections have been raised.

Conclusion

The proposed extension would have no adverse impact on neighbouring residents and would be appropriately designed taking into account the surrounding area. It is therefore considered that the proposal accords with policy LP26 of the Local Plan.

Application Determined within Target Date

Yes

Recommendation

That the application is Granted Conditionally

Conditions

Development to be carried out in accordance with the plans

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Plans

Site Location Plan



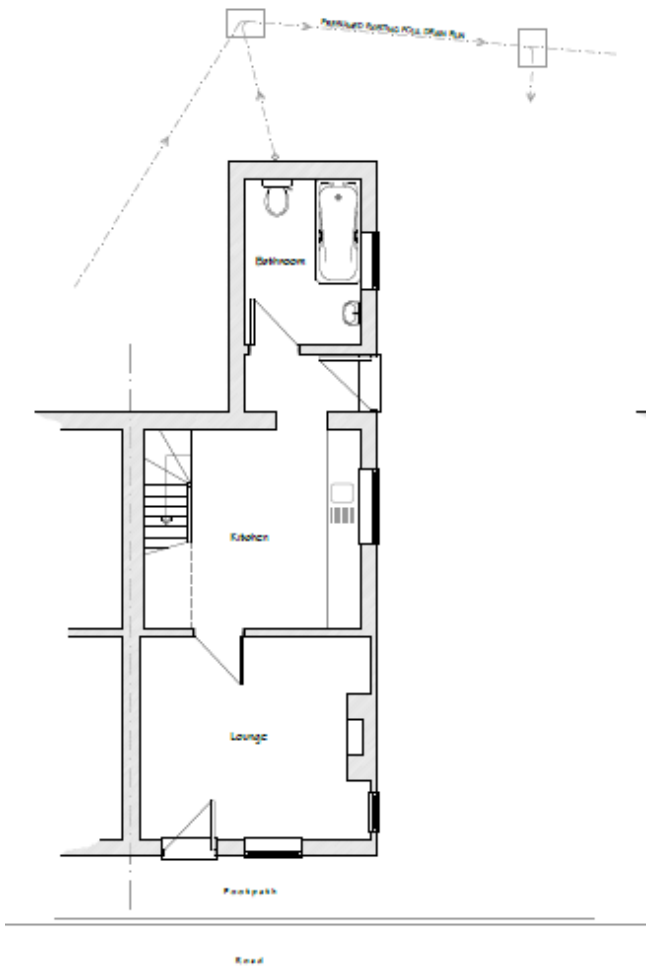
Existing Plans



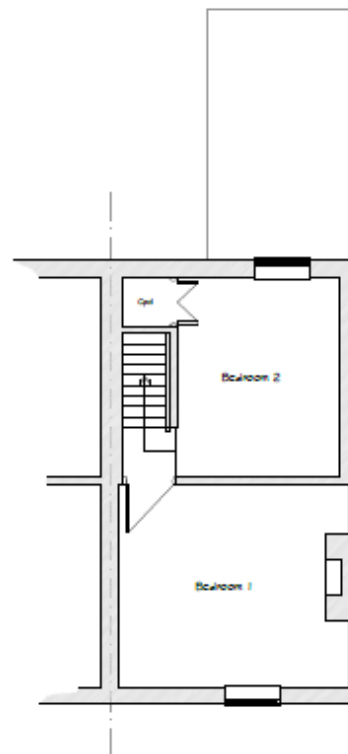


Side (west)

Rear (south)



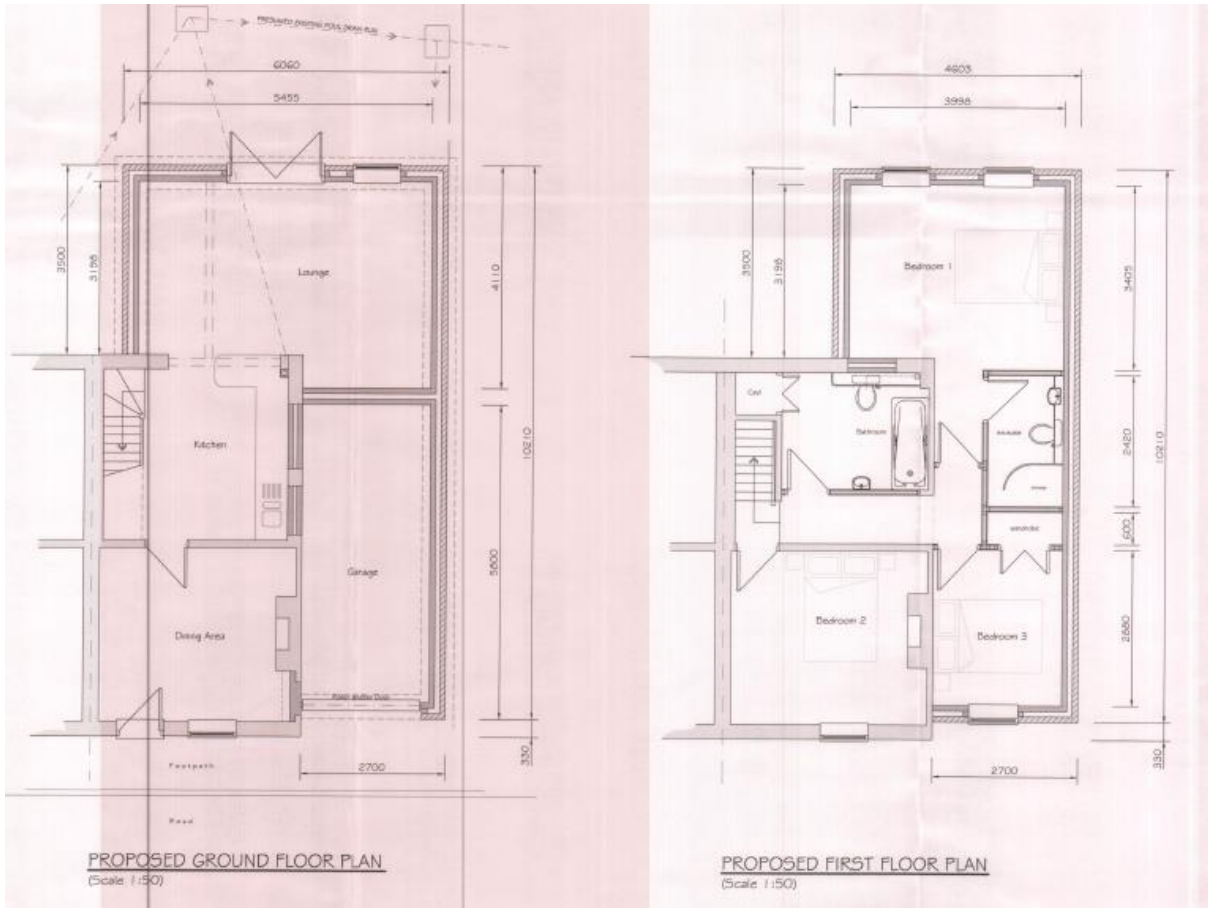
Existing Ground Floor Plan (scale 1:50)



Existing First Floor Plan (scale 1:50)

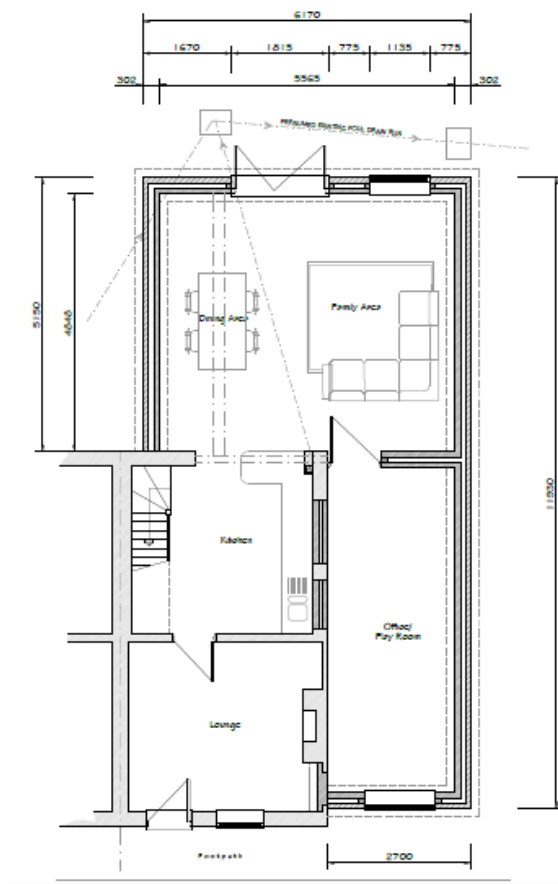
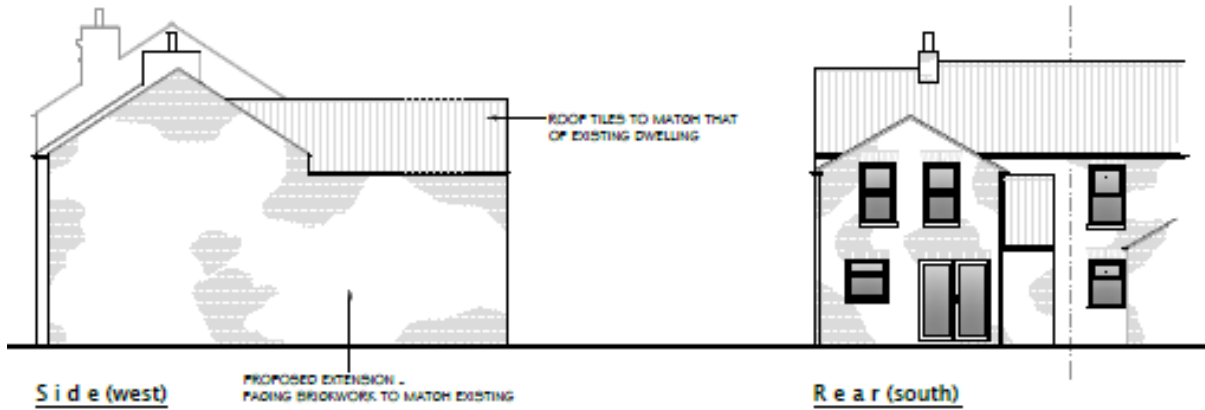
Approved Plans



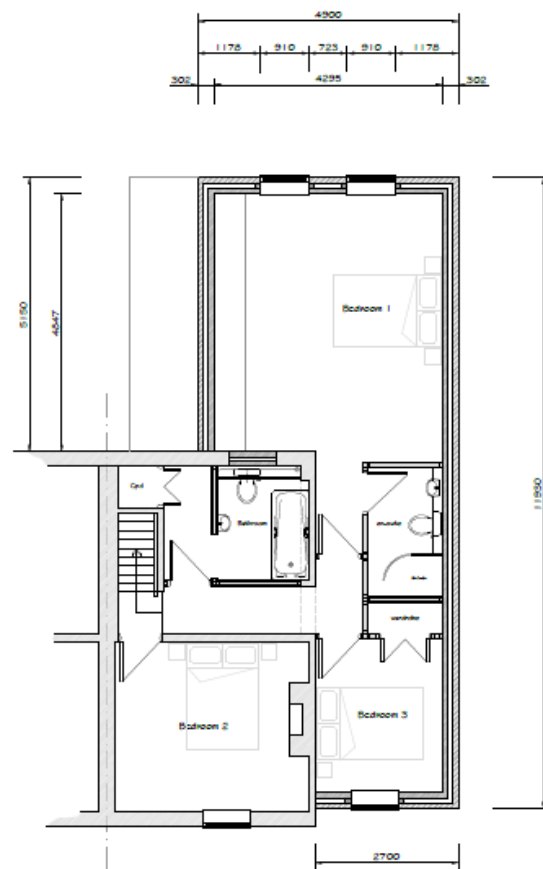


Proposed Plans





Proposed Ground Floor Plan (scale 1:50)



Proposed First Floor Plan (scale 1:50)

Site Photos





Consultee Responses



Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2021/0572/HOU

Proposal: Erection of two storey side and rear extension (Resubmission of 2019/0811/HOU)

Location: 43 Queen Street, Lincoln, Lincolnshire, LN5 8LB

With reference to the above application received 21 July 2021

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

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

For this proposal the access and parking arrangements remain unchanged, therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to surface water risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water risk for this planning application.

NO OBS

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

Case Officer:

Date: 23 July 2021

Ian Field

for Warren Peppard
Head of Development Management

Bray, Kelly (City of Lincoln Council)

From: Richard Wright <richard.wright@witham3idb.gov.uk>
Sent: 11 August 2021 08:58
To: Technical Team (City of Lincoln Council)
Subject: FW: Consultation on Planning Application
Attachments: ufm6.pdf

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Dear Sir/Madam,

[2021/0572/HOU - 43 Queen Street, Lincoln, Lincolnshire, LN5 8LB](#)
[Erection of two storey side and rear extension \(Resubmission of 2019/0811/HOU\).](#)

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

The Board has no comments on this application, the development does not affect the interests of the Board.


Regards,

Richard Wright
Operations Engineer

*Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board*


Four independent statutory Land Drainage and Flood Risk Management Authorities working in partnership.

RE: Consultation on Planning Application

 LN Planning <LNplanning@environment-agency.gov.uk>
To: Technical Team (City of Lincoln Council)

 Milly Coucom

 We removed extra line breaks from this message.

 Reply  Reply All  Forward 

Fri 23/07/2021 15:

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Dear Sir/Madam

The proposal can be classified as 'minor development' in relation to flood risk and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. It was therefore not necessary to consult us.

Advice on flood risk mitigation for minor development can be found at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>.

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

Neighbour Responses

Comments for Planning Application 2021/0572/HOU

Application Summary

Application Number: 2021/0572/HOU

Address: 43 Queen Street Lincoln Lincolnshire LN5 8LB

Proposal: Erection of two storey side and rear extension (Resubmission of 2019/0811/HOU).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 41 Queen street LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Initially, I had no objection to my neighbour building the extension as in the originally approved plans. This plan was to replace the property's existing off-street parking spot (where Mr Booth had a truck parked for 5 years) with a garage. Currently, since finding out that his build would potentially encroach on my property's land, I have been in a boundary dispute with Mr Ian Booth (who is the builder and brother of the property owner Mr Paul Booth). I have informed the planning office about this but was told that this is not in their remit and they have to rely on the applicant's honesty with regard to where the proposed build will be. Mr Booth has continued building regardless. I am currently seeking legal advice with respect to this.

Now I have heard that a) he is not building a garage and b) he intends to use the property as a 4-bedroom HMO. This means that a) parking on the street will be affected, with potentially between 1 and 4 cars more trying to park on an already very difficult street parking-wise. While on a purely personal level at the current moment it does not affect me (I do not have a car at this moment and I have off street parking) it does concern me as a property owner who lives here on this street. It could affect a lot of my neighbours' ability to park near their homes and the ability of other vehicles (e.g refuse collection) so I am supporting their objection.

Application Summary

Application Number: 2021/0572/HOU

Address: 43 Queen Street Lincoln Lincolnshire LN5 8LB

Proposal: Erection of two storey side and rear extension (Resubmission of 2019/0811/HOU).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 47 Queen Street LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own and live at number 47 Queen Street.

I have spoken to Mr Ian Booth the builder a few times since his brother Mr Paul Booth bought the property in 2015, I have always been told that they were planning on building a garage where there used to be off street parking for two cars (one behind the other). There has been a truck parked there for the last 5 years until the building work commenced in March.

However when the work started in March 2021 Mr Ian Booth told myself and another neighbour at Number 49 that he now intended on turning the garage into a bedroom and that it was going to be a 4 BED HMO .

On the 2019/0811/hou plan 572892 section 8 it says 'Will the proposed works affect existing parking arrangements' - the NO box was ticked and it said building a garage.

I thought fair enough, this will not change the already poor parking situation in our street as he is building a garage (will replace the off street parking that he had anyway).

In the resubmitted plan - 2021/0572/hou -

section 8 - neither box is ticked!

So I object on 2 counts:

- 1 . I object to a 4 BED HMO.
2. I object to the possibility of up to an extra 4 cars on the street.

On the 22/07/21 Mr Ian Booth asked me if everything was ok? So I told him of my worries about extra cars. He then told me it isn't going to be a 4 BED HMO, but a family home and that he was moving in himself. If it's going to be a 3/4 bed family home I still object to the new plans because of the parking issue - regardless of whether the property is a HMO or a family home, the loss of the originally proposed garage means that parking on the street WILL be affected.

I was told by the planning office, if the works were to affect the parking on the street, all residents

of the street would be informed and asked if they had any comments/objections. As of today 9/08/21 we haven't.

Dear Milly,

Thank you for your email.

I own number 45 Queen St, Lincoln and wish to object to this development on two grounds,

firstly, the extension has been moved so close to my back kitchen window as to reduce the light entering the room.

Secondly, occupants of number 45 have enjoyed a right of way into the back garden along the pathway at the side of number 43 since the 19th century. Mr Booth has now blocked this completely.

Best regards,

David Lewis