

Present: Councillor Bob Bushell (*in the Chair*),
Councillor Biff Bean, Councillor Chris Burke, Councillor
Liz Bushell, Councillor Gary Hewson, Councillor
Rebecca Longbottom, Councillor Bill Mara, Councillor
Mark Storer and Councillor Edmund Strengiel

Apologies for Absence: Councillor Naomi Tweddle and Councillor Debbie Armiger

1. Confirmation of Minutes - 20 April 2022

RESOLVED that the minutes of the meeting held on 20 April 2022 be confirmed and signed by the Chair as a true record subject to the following amendments:

Minute Number 98: 471-480 High Street, Lincoln

- Typographical error should read “speed bumps” not “heat bumps”
- Typographical error should read “habitable rooms” not “habitual rooms”

2. Declarations of Interest

Councillor Longbottom declared a Personal and Pecuniary Interest with regard to the agenda item titled '2 Cottesford Place, Lincoln'.

Reason: She was a friend of one of the objectors. She left the room during the consideration of this item and took no part in the discussion and vote on the matter to be determined.

Councillor Biff Bean declared a Personal and Pecuniary Interest with regard to the agenda item titled '17 Hamilton Road, Lincoln'.

Reason: He was a close friend of the agent. He left the room during the consideration of this item and took no part in the discussion and vote on the matter to be determined.

Councillor Bob Bushell declared a Personal and Pecuniary Interest with regard to the agenda item titled '152 Boultham Park Road, Lincoln'.

Reason: He was a close associate of the applicant. He left the room during the consideration of this item and took no part in the discussion and vote on the matter to be determined.

Councillor Liz Bushell declared a Personal and Pecuniary Interest with regard to the agenda item titled '152 Boultham Park Road, Lincoln'.

Reason: She was a close associate of the applicant. She left the room during the consideration of this item and took no part in the discussion and vote on the matter to be determined.

Councillor Biff Bean declared a Personal and Pecuniary Interest with regard to the agenda item titled '152 Boultham Park Road, Lincoln'.

Reason: He was a close friend of the applicant. He left the room during the consideration of this item and took no part in the discussion and vote on the matter to be determined.

Councillor Hewson declared a Disclosable Pecuniary Interest with regard to the agenda item titled '152 Boutham Park Road, Lincoln'

Reason: His wife was the applicant. He left the room during the consideration of this item and took no part in the discussion and vote on the matter to be determined.

3. Members Statements

In the interest of transparency Councillor B Bushell requested it be noted that Item No 4 'Work to Trees in City Council Ownership' and Item No 5(g) City Crematorium, Washingborough Road, Lincoln, both came under his Portfolio of Remarkable Place.

In the interest of transparency Councillor C Burke requested it be noted that in relation to Item No 5(b) Greyfriars Museum, Broadgate, Lincoln that he was a member of the Historic Environment Advisory Panel.

In the interest of transparency Councillor R Longbottom requested it be noted that in relation to Item No 5(b) Greyfriars Museum, Broadgate, Lincoln that she was a member of the Historic Environment Advisory Panel.

In the interest of transparency Councillor R Longbottom requested it be noted that in relation to Item No 5(j) 152 Boutham Park Road, Lincoln that the applicant was a colleague and she did not consider him a close associate.

In the interest of transparency Councillor Strenghiel requested it be noted that in relation to Item No 5(f) 17 Hamilton Road, Lincoln that he used to work in the same building as the agent for the application but did not consider him a close associate.

4. Work to Trees in City Council Ownership

Lee George, Open Spaces Officer:

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

Members considered the contents of the report and referred to the four felled oak trees at Hartsholme Park and asked why they would be replaced with two Lime and two Scots Pine rather than oak trees.

The Open Spaces Officer, explained that the Arboricultural Officer had considered the area and felt that as there were already a lot of oak trees in the area, different types of trees would be beneficial to the habitats of wildlife.

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

5. Confirmation of Tree Preservation Order No.171

Lee George, Open Spaces Officer:

- a. advised members of the reasons why a temporary tree preservation order made by the Assistant Director for Planning under delegated powers should be confirmed at the following site:
 - Tree Preservation Order 171: 1 no. Betula Pendula (Silver Birch) tree in the front garden of 288 Skellingthorpe Road, Lincoln, LN6 0EX
- b. provided details of the individual tree to be covered by the order and the contribution it made to the area
- c. reported that the making of any Tree Preservation Order was 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, however, this was contained within existing staffing resources
- d. reported that the initial 6 months of protection for this tree would come to an end for the Tree Preservation Order on 16 September 2022
- e. confirmed that the reason for making a Tree Preservation Order on this site was as a result of an application by the occupier to reduce the canopy of the tree. The tree was located within a Conservation Area, and it was through the assessment process that the Arboricultural Officer identified it was being worthy of a Tree Prevention Order to ensure its protection in the future.
- f. advised that following a one month consultation period, no objections had been received to the order
- g. advised that confirmation of the tree preservation order here would ensure that the tree could not be removed or worked on without the express permission of the council which would be considered detrimental to visual amenity and as such the protection of the tree would contribute to one of the Councils priorities of enhancing our remarkable place.

RESOLVED that Tree Preservation Order No 171 be confirmed without modification and that delegated authority be granted to the Assistant Director of Planning to carry out the requisite procedures for confirmation.

6. Applications for Development
7. 114 High Street, Lincoln

The Planning Team Leader:

- a. described the application site, located on the corner of High Street and Gaunt Street, Lincoln
- b. advised that planning permission sought permission to convert the existing ancillary office and storage space, including the erection of a two storey glazed staircase and single storey extension to the rear elevation to facilitate the change of use to 10 residential flats. The existing retail unit would be retained on the High Street.
- c. provided details of the policies pertaining to the application, as follows:
 - Policy LP1 A Presumption in Favour of Sustainable Development
 - Policy LP25 The Historic Environment
 - Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
- d. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Accordance with National and Local Planning Policy
 - Impact on Amenity of Neighbouring Uses and Future Occupiers of the Premises
 - Impact on Visual Amenity and the Character and Appearance of the Conservation Area
 - Highway Safety, Access and Parking
- e. outlined the responses made to the consultation exercise
- f. concluded that:
 - The proposed conversion and extension would not have a harmful impact on the amenities of neighbouring properties and would enhance the character and appearance of the conservation area.
 - The application facilitated the redevelopment of brownfield land into a more sustainable use through the addition of 10 new residential units, in accordance with policies LP1, LP25, LP26 & LP33 of the Central Lincolnshire Local Plan and the National Planning Policy Framework

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

The following questions emerged:

- Asked if there was a condition required to protect the arch.
- Further asked how the arch would be protected.
- Asked for clarification on how many parking spaces would be provided.
- Further asked how the bins would be emptied if the parking spaces were full.
- Asked if charging points for electric cars had been included in the application.
- Commented on the Victorian history of the building and asked if the grates on the front of the building would be affected.

- Referred to the objectors comments regarding overlooking and asked for assurance that this had been considered.

The Planning Team Leader responded to the questions as follows:

- The protection of the arch had been included in the application. The arch was within a flat and so would not be available for public viewing. One side of the arch would be revealed and would be a feature, the back side of the wall would be battened and plaster boarded, it would be ventilated so there would be no humidity issues. Officers had consulted with Historic England and they were satisfied with the proposal. The responsibility was also on the occupier of the flat not the damage to the arch, if this was to happen they could be prosecuted.
- There were 3 parking spaces proposed, the bins would be communal and so it would be managed.
- A condition could be added to include charging points for vehicles if the committee were minded to.
- The frontage of the building would not be altered except for the signage.
- There were concerns with the previous proposal created overlooking, that element of the application had been removed and officers were happy with the current proposal as overlooking was minimal.

Councillor Hewson commented in support of the application, it was good to see that the Council had worked with the developer to bring the application through. Concerns from residents have been listened to and were addressed. He commented that he was pleased to see that a retail unit had been retained. The application brought living accommodation to the City, where the residents could walk into the city centre and there were good bus routes so would suit residents that did not have a car. Overall it was a good use of an old attractive building.

Councillor Longbottom proposed that a condition be added to include electric charging points for cars, this was seconded by Councillor Hewson and agreed unanimously.

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

1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. Details/sample of materials prior to commencement of works
4. Reporting of unexpected contamination.
5. Electric charging points for vehicles be provided.

8. Greyfriars Museum , Broadgate, Lincoln

The Planning Team Leader:

- a. described the application site, located at Greyfriars Museum, Broadgate, Lincoln
- b. advised that the application proposed ground floor to café (Use Class E) and first floor to flexible education/multi-use space (Use Class F1) including demolition of extension to north elevation; erection of replacement two storey extension to north elevation; re-instatement of original entrance to west elevation; reinstatement of original first floor

opening to north elevation and erection of new external staircase; replacement of existing windows and doors within east extension; and Re-roofing and external works to address level changes.

- c. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
- d. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - National and Local Planning Policy
 - Acceptability of the Use
 - Visual Amenity and Character and Appearance of the Conservation Area
 - Implications of the Proposals upon Local Amenity
 - Highway Safety
- e. outlined the responses made to the consultation exercise
- f. concluded that:
 - The proposal was in accordance with the duty contained within section of the Planning 66(1) (Listed Buildings and Conservation Areas Act) 1990 in considering whether to grant planning permission for development which affected a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' and section 72 (1) 'In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'

Councillor Hewson commented in support of the application stating that it was good to see that all parties were working together to bring an old building back into use.

Councillor C Burke commented in support of the application, the building was a significant part of the history of the Lincoln and would be a welcomed addition to the tourism in the City.

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

1. Development to commence within three years
2. Development to be in accordance with the submitted drawings
3. Stone sample panel, with lime mortar - to agree stone, coursing, mortar mix and application
4. Methodology for removal of areas of infill for new openings to be agreed prior to this being carried out
5. Sample new plain clay tiles

6. Sample of bronze materials for the extension, west door, shutters, and staircase
7. 1:5 drawing of new doors
8. 1:5 drawings of new windows and their installation details
9. 1:5 drawings of glazing framing for link building
10. Sample of metal sheet roofing material to be submitted and agreed prior to installation
11. Repointing sample panel to be approved prior to this development being carried out
12. Stone cleaning scope and methodology to be agreed prior to this being carried out
13. Details of air source heat pumps and manner of attachment to be agreed prior to installation
14. Details of flues, including colour, material and finish to be agreed prior to installation
15. Sample of new cast iron rainwater goods to be agreed prior to installation
16. Construction management plan
17. Archaeology

9. **2 Cottesford Place, Lincoln**

Councillor Longbottom left the room during the consideration of this item, having declared a personal and pecuniary interest in the matter being debated. She took no part in the discussion or vote on the matter to be determined.)

The Assistant Director of Planning:

- a. described the application site, located at 2 Cottesford Place, Lincoln
- b. advised that the application proposed the demolition of existing dwellinghouse and the erection of a replacement dwellinghouse
- c. 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 LP25 The Historic Environment
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework
- d. 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, Character and Appearance of the Conservation Area and Listed Buildings
 - Residential Amenity
 - Scheduled Monument and Archaeology
 - Trees
 - Access and Highways
- e. outlined the responses made to the consultation exercise
- f. concluded that:

- The principle of a dwelling in this location was established by the existing use and the development would relate well to the site and surroundings, particularly in relation to siting, height, scale, and massing.
- The architectural design, detailing and palette of materials would sympathetically complement the context, and would preserve and enhance the character and appearance of the conservation area.
- The proposal would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
- Technical matters relating to the scheduled monument, archaeology and trees were to the satisfaction of the relevant consultees, and could be dealt with appropriately by condition.
- The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP25 and LP26, as well as guidance within the National Planning Policy Framework.

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

The following questions emerged:

- Referred to the public consultation responses and asked if 3 properties were owned by the same person.
- Asked for clarification on how much bigger the proposed property was compared to the existing building.

The Assistant Director of Planning responded as follows:

- Each letter from the consultees had to be accepted.
- The proposed building was approximately 5 feet taller than the existing building, however it was still a two storey building and the trees provided screening.

Councillor Liz Bushell commented that she had visited the site and had observed that the proposal was very well screened by mature trees.

Councillor Hewson stated that the view of the cathedral was not a legitimate reason to refuse the application and that the proposal would not affect local amenities, therefore he was in support of the application.

Councillor Mara commented that the design of the building enhanced the local area and was therefore in support of the application.

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

- Time limit of the permission
- Development in accordance with approved plans
- Archaeological WSI and foundation design
- Land levels and finished floor levels
- Samples of external materials and brick sample panel
- Details of wall design
- Arboricultural Method Statement
- Electric vehicle charging scheme
- Implementation of fence to south boundary
- Construction and demolition hours

10. 7 Western Avenue, Lincoln

The Planning Team Leader:

- a. described the application site, located at 7 Western Avenue, Lincoln
- b. advised that the application proposed the erection of single storey outbuilding located within the rear garden
- c. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Policy LP26 Design and Amenity
- d. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Accordance with National and Local Planning Policy
 - Impact on Amenity of Neighbouring Properties
 - Impact on Visual Amenity
 - Highway Safety, Access, Parking and Surface Water Drainage
- e. outlined the responses made to the consultation exercise
- f. concluded that:
 - The proposal would not be considered to have any unduly harmful impact upon residential or visual amenity and would appropriately address existing drainage issues, ensuring that the development would accord with local planning policy and the National Planning Policy Framework.

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

The following questions and emerged:

- Commented that they were pleased to see that a site visit had taken place, however, had slight concerns regarding the building being used for vehicle repairs, if there was a noise issue it could be addressed via a noise nuisance report.
- Referred to the public consultation and the concern raised about overlooking and asked for assurance from officers that the building would not overlook the private areas of neighbours.
- Expressed concern over the nature of flooding due to surface water and asked if the installation of the drainage pump would be noisy.
- Further asked if the gravelled area would help with the issue of surface water following heavy rain.

The Planning Team Leader responded as follows:

- Reassured members that a site visit was undertaken for every planning application. In this case the Planning Officer had emphasised how the structure could be used and the limitations.

- The roof water would be collected by gutters and downpipes. One part of the lower level would be pumped using the drainage pump system, which was not noisy and was a commonly used system.
- There was currently no positive drainage however, the gravelling would take the water away and would provide a net benefit to the area.
- The structure would be single storey and it would not be possible to overlook into the neighbours rooms, the floor level would not be raised.

Councillor Strengiel asked for clarification on the reason why planning applications were brought before committee and asked Officers to confirm that the required amount of objections had been received on this application.

The Planning Team Leader advised that four or more objections would be received for an application to be brought before committee and confirmed the 4 objections had been received for this application.

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

1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. Details/samples of materials prior to commencement of works
4. Removal of garage prior to development commencing
5. The proposed drainage scheme shall be implemented on site prior to the commencement of the use of the outbuilding

11. **145 Wragby Road, Lincoln**

The Assistant Director of Planning:

- a. described the application site, located at 145 Wragby Road, Lincoln
- b. advised that the application proposed the erection of an outbuilding within the ground of 145 Wragby Road. The application was made retrospectively as the outbuilding was erected without planning permission. The outbuilding replaced another outbuilding which was in the same position as the proposal albeit the proposal was larger
- c. provided details of the policies pertaining to the application, as follows:
 - Policy LP26 Design and Amenity
- d. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Impact on Visual and Residential Amenity
- e. outlined the responses made to the consultation exercise
- f. concluded that:
 - The outbuilding would not be detrimental to the residential or visual amenities of neighbouring properties in accordance with LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

RESOLVED that the planning permission be granted

12. 17 Hamilton Road, Lincoln

(Councillor Bean left the room during the consideration of this item, having declared a personal and pecuniary interest in the matter being debated. He took no part in the discussion or vote on the matter to be determined.)

The Assistant Director of Planning:

- a. described the application site, located at 17 Hamilton Road, Lincoln, Lincolnshire
- b. explained that the application had been brought before Planning Committee as the applicant was an employee of the City of Lincoln Council.
- c. advised that the application proposed the erection of a single storey extension to the rear of 17 Hamilton Road, which also sits to the side of an existing two storey rear off-shoot. The proposed plans also included details of a loft conversion and the installation of rooflights to the rear and front roof slopes, although these did not require the benefit of planning permission
- d. provided details of the policies pertaining to the application, as follows:
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
 - National and Planning Policy Framework
- e. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Visual Amenity and Character Appearance of the Conservation Area
 - Residential Amenity
- f. outlined the responses made to the consultation exercise
- g. concluded that:
 - The scale and design of the proposed extension was acceptable and would complement the original architectural style of the property and surrounding area, preserving the character and appearance of the conservation area. The proposal would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. The application was therefore in accordance with requirements of CLLP Policies LP25 and LP26 and guidance within the National Planning Policy Framework.

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

- The time limit of the permission
- Development in accordance with approved plans.

13. City Crematorium, Washingborough Road, Lincoln

The Planning Team Leader:

- a. described the application site, located at City Crematorium, Washingborough Road, Lincoln which had been presented to Planning Committee as the applicant was the City of Lincoln Council
- b. explained that the application was a resubmission of the previously approved second chapel at the City Crematorium. The application sought to provide a further 3 years to commence works following the expiration of the existing permission in July 2022
- c. advised that the application proposed to build a second chapel to the east side of the existing building with capacity for up to 50 people and with its own dedicated cremator
- d. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Policy LP1 A Presumption in Favour of Sustainable Development
 - Policy LP12 Infrastructure to Support Growth
 - Policy LP15 Community Facilities
 - Policy LP17 Landscape, Townscape and Views
 - Policy LP22 Green Wedges
 - Policy LP26 Design and Amenity
- e. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Accordance with National and Local Planning Policy
 - Impact on Amenity of Neighbouring Uses
 - Impact on Visual Amenity
 - Highway Safety, Access, Parking and Surface Water Drainage
 - Impact on Trees, Landscaping and Ecology
- f. outlined the responses made to the consultation exercise
- g. concluded that:
 - The proposal was of the same high quality as the proposal for the refurbishment of the existing building and was capable of being undertaken without causing harm to amenity, neighbours or other material planning considerations.

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

- Development to commence within three years
- Development in strict accordance with the approved drawings
- Drainage method suitability tested and implemented on site

- Details of a membrane to be installed suitable for the intended use
- New landscaping undertaken during next available planting season.

14. Land Between 1 and 9-11 Greetwell Gate, Lincoln

The Planning Team Leader:

- a. described the application site, land between 1 and 9-11 Greetwell Gate, Lincoln
- b. advised that the application proposed permanent use of the site for a welfare centre. The welfare centre would be in use every three out of 12 weeks.
- c. explained that the application had been submitted by City of Lincoln Council and the site would be used by employees in line with their duties of carry out repairs to council houses. A previous application granted temporary consent or the same application 2020/0731/RG3 which expired on 31st March 2021. A further application was submitted and granted to extend the use of until 12th December 2021 under application 2021/0301/RG3
- d. provided details of the policies pertaining to the application, as follows:
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
 - National Policy Framework
- e. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Acceptability of Use
 - Impact on Residential Amenity
 - Visual Amenity and the Impact on the Character and Appearance of the Conservation Area and Adjacent Listed Building
 - Highway Safety
- f. outlined the responses made to the consultation exercise
- g. concluded that:
 - The proposed use of the site as a welfare centre would not cause harm to the overall character and appearance of the conservation area and would not cause undue harm to the residential amenities in accordance with LP25 and LP26 Central Lincolnshire Local Plan and the National Planning Policy Framework.

Councillor G Hewson proposed that a condition be added to include electric charging points for vehicles, this was seconded by Councillor C Burke.

The Assistant Director of Planning advised that this may not be possible as there may not be an electrical supply to the area, and suggested that he liaise with the Housing Department rather than including it as a formal condition.

The committee agreed that Planning Officers should liaise with the Housing Department regarding the suggested electric charging points.

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

Standard Conditions

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

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

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

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

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

Conditions to be Adhered to at all Times

- 3) The welfare unit shall be used by operatives between the hours of 10:00am - 2:30pm every 4 weeks out of 12 only.

Reason. In order to protect residential amenity.

15. 90 Outer Circle Drive, Lincoln

The Assistant Director of Planning:

- a. described the application site, located at 90 Outercircle Drive, Lincoln
- b. advised that the application sought to confirm whether prior approval was required for the demolition of no. 90 Outercircle Drive a 2 bedroomed detached bungalow. The property had been empty for approximately 18 months and had fallen into disrepair.
- c. provided details of the policies pertaining to the application, as follows:
 - National and Planning Policy Framework
- d. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 required applicants to apply to the local planning authority for a determination as to whether the prior approval of the authority would be required as to the method of

demolition and any proposed restoration of the site.

- e. advised that The LPA was not required to notify neighbours as part of this type of application. However, it did require the developer to display a site notice for a minimum period of 21 days of the 28 days beginning with the date on which the application was submitted to the LPA.
- f. concluded that:
 - The proposed demolition works satisfied the criteria and conditions of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended). Prior approval details had been received as part of the submission, and these details were considered to be adequate/ satisfactory for the purposes of this prior approval notification application.

Councillor Strengiel commented that the pre fabs were built just after the war and were only meant to accommodate for 20 years, he hoped that this area would be redeveloped in due course and therefore supported the application.

RESOLVED that prior approval was required and approved subject to the following standard conditions

- Development carried out within 5 years
- Development carried out in accordance with the submitted plans.

16. 152 Boultham Park Road, Lincoln

(Councillor's B Bushell, L Bushell, Bean and Hewson left the room during the consideration of this item, having declared a personal and pecuniary interest in the matter being debated. They took no part in the discussion or vote on the matter to be determined.)

(Councillor Longbottom took the Chair for the remainder of the meeting.)

The Assistant Director of Planning:

- a. described the application site, located at 152 Boultham Park Road, Lincoln, Lincolnshire
- b. advised that the application proposed the erection of a two storey side extension with a car port at ground level.
- c. explained that the application was brought before Planning Committee as the applicant was married to a City Councillor
- d. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan Policy LP26
- e. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:

- Visual Amenity
- Residential Amenity
- Technical Matters

f. outlined the responses made to the consultation exercise

g. concluded that:

- The application would have no adverse impact on visual or residential amenity and as such would accord with Local Plan Policy LP26.

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

- Works to commence within 3 years
- Works to be in accordance with the plans
- Samples of the materials
- Surface water drainage scheme.